

HoldenCopley

PREPARE TO BE MOVED

Holly Leaf Road, Hucknall, Nottinghamshire NG15 7EU

Guide Price £400,000 - £425,000

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WELL-PRESENTED DETACHED HOME

Welcome to the epitome of luxurious and sustainable living with this remarkable four-bedroom detached residence. Immaculately presented throughout, this eco-friendly home sets the standard for contemporary living, seamlessly blending style and environmental consciousness. As you step through the entrance hall, you are greeted by a sense of space and elegance that permeates every corner of this home. The ground floor features a spacious living room, bathed in natural light, providing a welcoming retreat for relaxation. Adjacent is a captivating conservatory, perfect for enjoying the changing seasons while maintaining a connection to the private garden. The heart of the home lies in the fitted kitchen/diner, where culinary enthusiasts will revel in the sleek design and modern appliances. A utility room adds practicality to the equation, ensuring convenience in daily tasks, while a tastefully appointed W/C completes the ground floor amenities. Venture upstairs to discover four generously proportioned bedrooms, all exuding comfort and style. The three-piece bathroom suite is a testament to contemporary design. The master bedroom benefits from a luxurious en-suite, providing an exclusive sanctuary within the home. Externally, the property is complemented by a driveway leading to a double garage, offering ample off-road parking, storage space and an EV charger. The private enclosed garden is a haven for outdoor enthusiasts, providing a secluded space for entertaining or enjoying the tranquillity of nature. This property is in close proximity to three local schools and Hucknall Town Centre which is host to local amenities, eateries and excellent transport links via the tram and buses. The eco credentials of this home are further enhanced by an air-source heat pump and cutting-edge eco technologies, ensuring energy efficiency and a reduced carbon footprint.





- Substantial Detached Home
- Four Bedrooms
- Spacious Living Room & Conservatory
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Double Garage
- Private Enclosed Garden
- A New Air Source Heat Pump Heating System & New Radiators Throughout
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has Karndean flooring, carpeted stairs, a radiator, recessed spotlights and a single door providing access into the accommodation

Living Room

17'1" into bay x 10'6" (5.23m into bay x 3.22m)

The living room has Karndean flooring, a feature fireplace with a decorative surround, a TV point, a radiator and an Anglian UPVC triple glazed box bay window to the side elevation

Conservatory

13'0" x 8'6" (3.97m x 2.61m)

The conservatory has tiled flooring with underfloor heating, wall-mounted light fixtures, a polycarbonate roof, large Anglian UPVC triple glazed windows to the side and rear elevations and UPVC double French doors providing access to the rear garden

Kitchen/Diner

19'9" x 10'3" into bay (6.02m x 3.14m into bay)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a dishwasher, tiled splashback, two radiators, Karndean flooring, an Anglian UPVC triple glazed window and a further Anglian UPVC triple glazed bay window to the side elevation

Utility Room

5'7" x 5'6" (1.72m x 1.69m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, tiled splashback, a radiator, Karndean flooring and a single door providing access to the rear garden

W/C

4'9" x 3'1" (1.47m x 0.94m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, tiled splashback, a radiator, Karndean flooring, recessed spotlights and an Anglian UPVC triple glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an airing cupboard that houses the water tank, a radiator, an Anglian UPVC triple glazed window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

21'8" max x 14'4" max (6.62m max x 4.38m max)

The main bedroom has carpeted flooring, a range of fitted wardrobes, two radiators, access to the en-suite, recessed spotlights, an Anglian UPVC triple glazed window to the front elevation and UPVC double French doors providing access to the Juliet balcony

En-Suite

8'5" x 6'5" (2.59m x 1.96m)

The en-suite has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap, storage units, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a heated towel rail, tiled walls, Karndean flooring, recessed spotlights and a Velux window

Bedroom Two

14'2" x 8'9" (4.33m x 2.67m)

The second bedroom has carpeted flooring, a radiator and two Anglian UPVC triple glazed windows to the side elevations

Bedroom Three

10'11" x 7'4" (3.35m x 2.24m)

The third bedroom has Karndean flooring, a radiator and an Anglian UPVC triple glazed window to the side elevation

Bedroom Four

10'2" into bay x 9'11" max (3.10m into bay x 3.03m max)

The fourth bedroom has carpeted flooring, a radiator and an Anglian UPVC triple glazed bay window to the side elevation

Bathroom

6'2" x 5'1" (1.89m x 1.55m)

The bathroom has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap and a vanity storage cupboard, a panelled bath with a waterfall-style and hand-held shower fixture, a glass shower screen, a heated towel rail, tiled splashback, Karndean flooring, recessed spotlights and an Anglian UPVC triple glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the double garage providing ample off-road parking, an EV charger, courtesy lighting, a range of plants and shrubs, stone chipped areas and gated access to the rear garden

Garage

17'4" x 17'10" (5.29m x 5.46m)

The garage has lighting, multiple power points, a single door to the rear and two up and over doors to the front providing access

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a stone paved area, a well-maintained lawn, a range of plants and shrubs, courtesy lighting, outdoor power points, an outdoor tap and panelled fencing

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

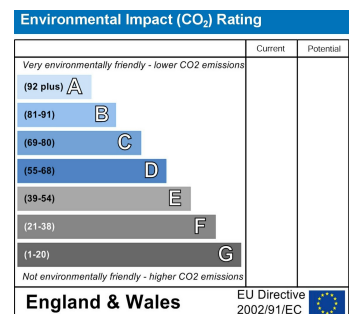
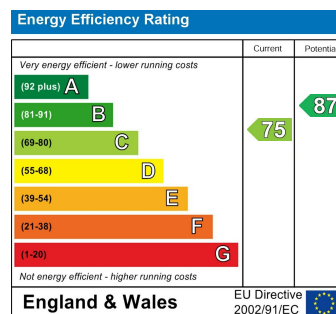
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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