

# HoldenCopley

PREPARE TO BE MOVED

Moor Road, Papplewick, Nottinghamshire NG15 8EP

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Offers Over £375,000



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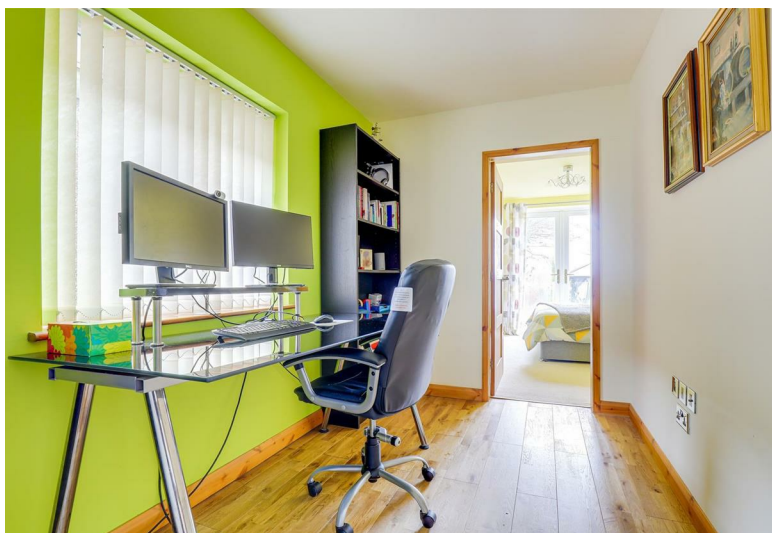
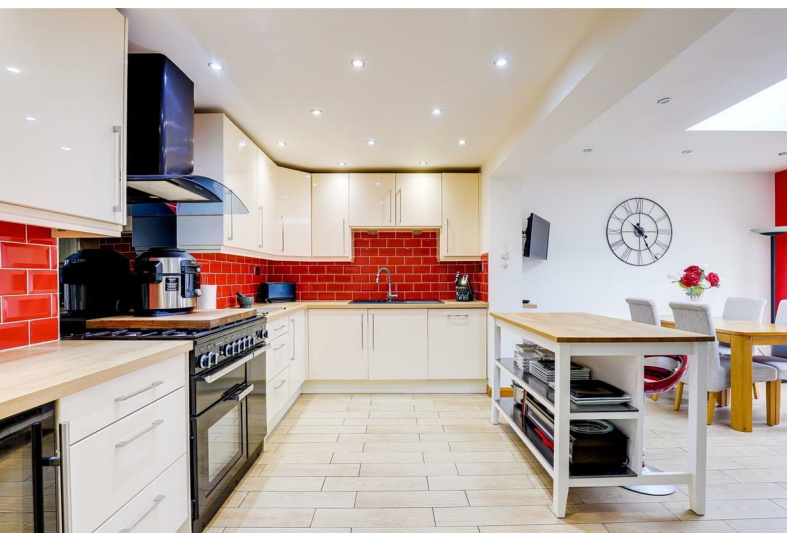




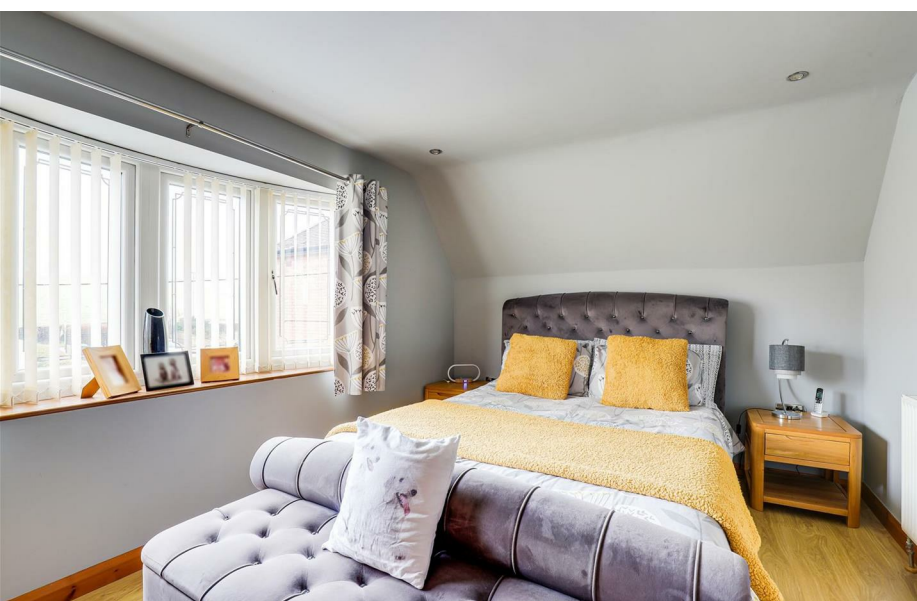
## YOUR NEW FAMILY HOME...

Set on an expansive plot within a highly sought-after locale, this four-bedroom detached house is a gem just a short distance from Hucknall Town Centre, boasting convenient access to train and tram links, a variety of amenities, and the M1 motorway. With captivating open views both to the front and rear, this unassumingly spacious property offers versatile accommodation, making it an ideal choice for a growing family seeking their forever home. Immaculately presented and tastefully decorated, the residence exudes a welcoming ambiance throughout. The ground floor features an inviting entrance hall with access into a W/C, an open-plan kitchen-living space adorned with modern units, a dining room, an inner hall, a living room boasting a feature fireplace, a ground-floor shower room, a double bedroom, and an office space. Ascending to the first floor unveils three generously sized double bedrooms and a stylish four-piece bathroom suite. External highlights include a substantial front driveway providing ample off-road parking, along with a detached garage. To the rear, a breathtaking landscaped garden awaits, complete with an elevated decked seating area, space for a hot tub, and a recessed fire pit surrounded by fixed benches, offering an enchanting setting for entertaining guests during the summer months. This property, with its blend of versatility, style, and prime location, stands as the perfect haven for a family seeking a new chapter in their lives.

MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Two Stylish Bathroom Suites
- Detached Garage
- Off-Road Parking For Multiple Cars
- Beautiful, Landscaped Garden
- Sought After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

8'11" x 3'10" (2.73m x 1.18m)

The entrance hall has wood-effect tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

### W/C

This space has a low level flush W/C, and a wash basin.

### Kitchen

12'11" x 7'11" (3.94m x 2.42m)

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, space for a range cooker with an extractor fan and splashback, space for a wine fridge, space for an American-style fridge freezer, partially tiled walls, wood-effect tiled flooring, recessed spotlights, and open access to the dining room.

### Dining Room

10'10" x 12'5" (3.31m x 3.80m)

The dining room has wood-effect tiled flooring, a radiator, recessed spotlights, a skylight window, a UPVC double-glazed window to front elevation, and double French doors opening out onto the front driveway.

### Inner Hall

The inner hall has wood-effect tiled flooring, carpeted stairs, an in-built under stair cupboard, and recessed spotlights.

### Shower Room

5'6" x 8'9" (max) (1.70m x 2.69m (max))

This space has a low level dual flush W/C, a vanity unit wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, tiled flooring, partially tiled walls, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

### Living Room

11'6" x 15'1" (3.51m x 4.61m)

The living room has a recessed chimney breast alcove with a log-burning stove, tiled hearth, and an oak mantelpiece, a radiator, wood-effect flooring, a TV point, a UPVC double-glazed window to the side elevation, and UPVC bi-folding doors opening out to the rear garden.

### Office

6'7" x 11'6" (2.03m x 3.52m)

The office has a UPVC double-glazed window to the side elevation, wood-effect flooring, and a radiator.

### Bedroom Four

11'0" x 11'5" (3.36m x 3.48m)

The fourth bedroom has carpeted flooring, a radiator, and double French doors opening out to a balcony area to the rear.

## FIRST FLOOR

### Landing

3'0" x 10'3" (0.93m x 3.14m)

The landing has carpeted flooring, a radiator, recessed spotlights, access to the partially boarded loft with lighting, and provides access to the first floor accommodation.

### Master Bedroom

9'9" x 12'7" (2.99m x 3.85m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, recessed spotlights, a TV point, a radiator, and an in-built wardrobe.

### Bedroom Two

11'1" x 10'8" (3.38m x 3.25m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a TV point, and recessed spotlights.

### Bedroom Three

6'11" x 11'4" (2.12m x 3.47m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a TV point, and recessed spotlights.

### Bathroom

9'10" x 6'5" (3.01m x 1.98m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a double-ended Jacuzzi-style bath with central taps and a handheld shower head, a shower enclosure with an overhead rainfall shower head, a recessed wall alcove, partially tiled walls, tiled flooring, a chrome column radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with courtesy lighting, access into the garage, fence panelled boundaries, and access to the rear garden.

### Garage

### Rear

At the rear of the property lies a secluded west-facing garden, featuring an elevated decked seating area with glass railings, a wooden pergola equipped with polycarbonate, external power sockets, courtesy lighting, and ample space for a hot tub. The outdoor space is further enhanced by gravelled and block-paved patio zones, a variety of plants and shrubs, a timber-built shed, a separate patio area, a recessed fire pit surrounded by fixed benches, hedged borders, and fenced boundaries that reveal the scenic River Leen beyond.

## 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.

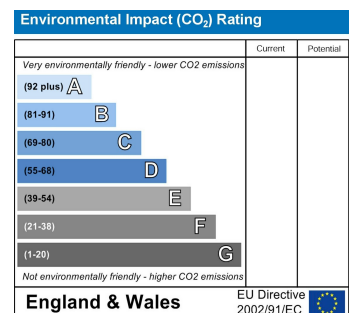
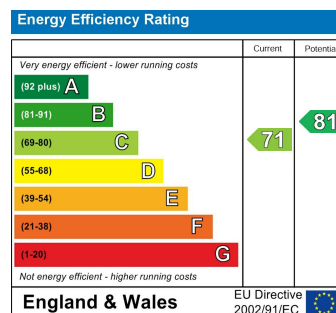
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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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