

HoldenCopley

PREPARE TO BE MOVED

Falcon Way, Hucknall, Nottingham NG15 8HL

£360,000

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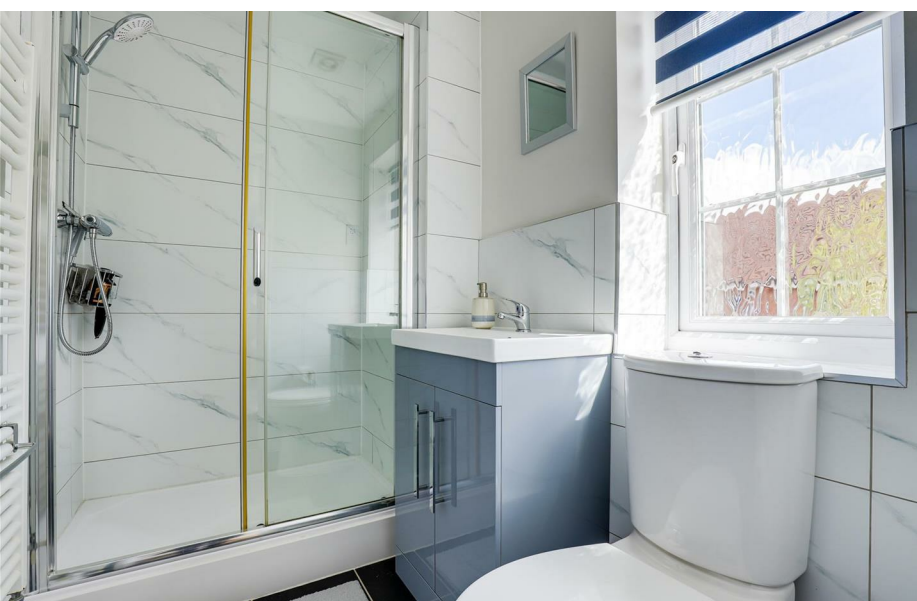
£360,000 - £375,000

MODERN DETACHED HOME...

Step into the epitome of modern luxury with this exquisite four-bedroom detached home, nestled in the highly sought-after locale just off Papplewick Lane, Hucknall. Boasting close proximity to Hucknall Town Centre, replete with a diverse range of shops, eateries, and superb train/tram & bus connections, convenience meets elegance at every turn. A stylish entrance hall welcomes you, hinting at the sophistication within. To the right lies a practical W/C, while straight ahead, the bay-fronted living room beckons, suffused with natural light streaming through night & day blinds, offering a versatile space for relaxation and gatherings. Continuing on the ground floor, a modern fitted kitchen/diner/utility area awaits, meticulously crafted with sleek countertops, top-tier appliances, and ample storage, seamlessly flowing into the dining area for convivial meals. Upstairs unveils four larger than average sized bedrooms, each a sanctuary of comfort. The master bedroom reigns supreme, boasting unparalleled space and luxury, adorned with three vast double 6-door fitted wardrobes and an en-suite bathroom, while the second front bedroom offers similar grandeur with two double 4-door fitted wardrobes. The remaining bedrooms, too, are thoughtfully designed, with the third bedroom featuring a convenient Jack & Jill door to the main bathroom, doubling as a second en-suite. Outside, a driveway and spacious garage cater to multiple vehicles, while the private enclosed garden offers a serene retreat with its low-maintenance lawn. This residence epitomises contemporary living at its finest, marrying convenience, elegance, and comfort seamlessly.

YOU REALLY MUST VIEW THIS PROPERTY!





- Detached Family Home
- Four Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Bathroom & En-Suite To The Master Bedroom
- Low Maintenance Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'7" x 14'3" (1.42m x 4.36m)

The entrance hall has wood-effect flooring, an integrated door mat, carpeted stairs, an under-stair storage cupboard, a radiator, and a single composite door providing access into the accommodation.

W/C

4'7" x 3'7" (1.42m x 1.10m)

This space has a low-level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, and tiled flooring.

Living Room

11'6" x 17'1" (3.51m x 5.21m)

The living room has carpeted flooring, a TV point, two radiators, and a UPVC double glazed bay window to the front elevation.

Kitchen Diner

19'5" x 14'2" (5.92m x 4.33m)

The kitchen/diner has a range of fitted base and wall units with worktops, an undermount sink and a half with a drainer and a movable swan neck mixer tap and drainer, an integrated double oven, a six-ring gas hob with an extractor hood, space for an American-style fridge freezer, space and plumbing for a dishwasher, plinth lighting and under-cabinet lighting, tiled splashback, a double-door in-built storage cupboard, two radiators, a TV point, two UPVC double glazed windows to the side and rear elevations, and UPVC double French doors providing access to the rear garden.

FIRST FLOOR

Landing

12'9" x 3'10" (3.91m x 1.19m)

The landing has carpeted flooring, an in-built storage cupboard, a radiator, recessed spotlights, access to the loft, and provides access to the loft and first floor accommodation.

Master Bedroom

14'2" x 14'0" (4.34m x 4.28m)

The main bedroom has carpeted flooring, a range of fitted wall-to-wall wardrobes, a radiator, recessed spotlights, a UPVC double glazed window to the front elevation, and access into the en-suite.

En-Suite

4'7" x 7'1" (1.41m x 2.18m)

The en-suite has a low-level dual flush W/C, a vanity unit wash basin with storage underneath, a shower enclosure with a mains-fed shower fixture, a heated towel rail, tiled splashback, tiled flooring, an electrical shaving point, an extractor fan, a singular recessed spotlight, and a UPVC double glazed obscure window to the front elevation.

Bedroom Two

18'1" x 10'2" (5.53m x 3.11m)

The second bedroom has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, two radiators, fitted wardrobes, recessed spotlights, and access to the loft.

Bedroom Three

11'3" x 9'8" (3.44m x 2.96m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and access into the Jack & Jill bathroom.

Bedroom Four

7'10" x 10'2" (2.39m x 3.12m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, and a UPVC double glazed window to the rear elevation.

Bathroom

7'1" x 6'3" (2.17m x 1.92m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a glass shower screen, a heated towel rail, partially tiled walls, tiled flooring, 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 driveway with access to the garage via a car-port providing ample off-road parking, and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a paved patio area, an artificial lawn, a shed, courtesy lighting, an outdoor tap, external power sockets, fence panelling, and gated access to the garage.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

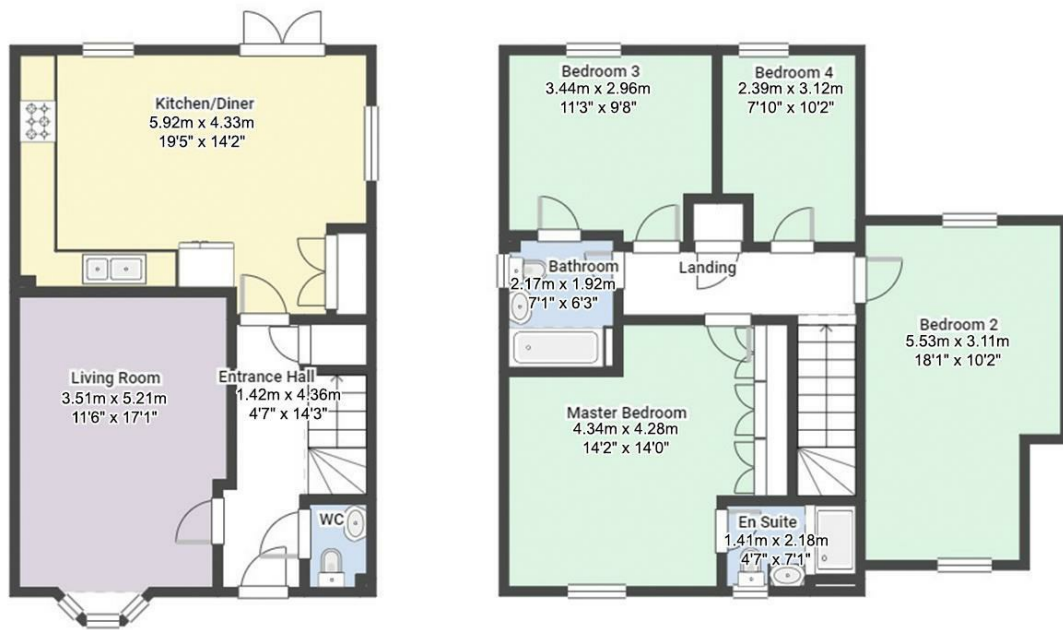
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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