

# HoldenCopley

PREPARE TO BE MOVED

Ada Place, Hucknall, Nottinghamshire NG15 7SY

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£375,000

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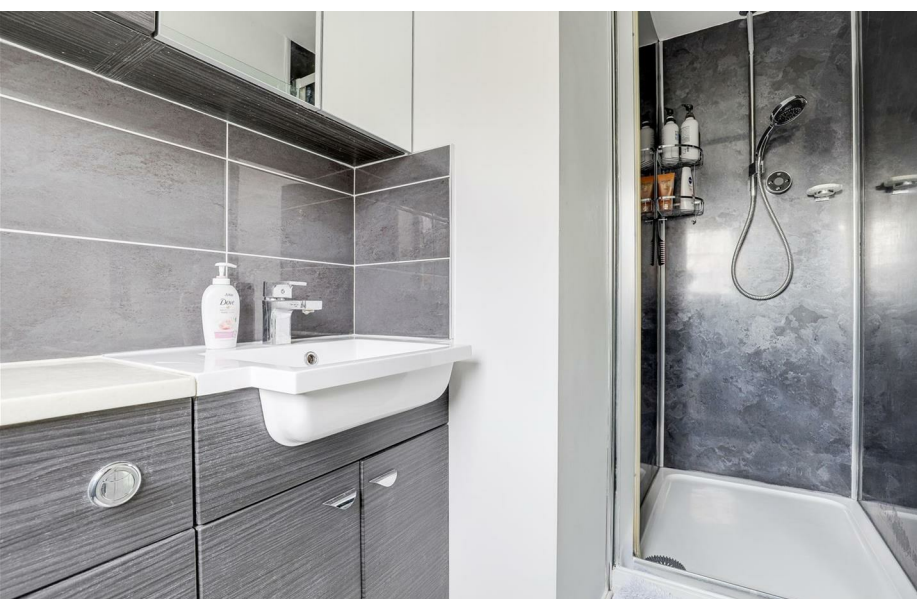


## THE PERFECT FAMILY HOME...

This four bedroom detached house offers a wealth of space both inside and out whilst benefiting from being exceptionally well-presented and decorated throughout, making it the perfect home for any growing family. This property is situated in a quiet cul-de-sac within a popular location and has easy access to various local amenities and facilities, playing parks, excellent schools and regular transport links. To the ground floor, there is an entrance hall, a living room and a modern fitted kitchen diner benefiting from an open plan dining area, a range of integrated appliances and a bi-folding door opening out onto the rear patio - perfect for entertaining guests! The ground floor is complete with a W/C and a separate utility room. Upstairs on the first floor are four good-sized bedrooms serviced by two bathroom suites and ample storage space. Outside to the front is a driveway providing off-road parking and access into the integral garage. To the rear of the property is a low maintenance, south-facing garden with multiple seating areas and plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Extended Kitchen Diner
- Utility & W/C
- Spacious Living Room
- Two Bathrooms
- Ample Storage Space
- Integral Garage
- Off-Road Parking
- South-Facing Garden





## GROUND FLOOR

### Entrance Hall

6'0" x 12'5" (1.85m x 3.79m)

The entrance hall has wooden flooring, a radiator, carpeted stairs, an in-built under stair cupboard, a wall-mounted security alarm panel, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation

### Living Room

11'1" x 16'5" (3.40m x 5.02m)

The living room has two UPVC double-glazed windows to the front elevation, wooden flooring, two radiators, coving to the ceiling, a TV point and a feature fireplace with a decorative surround

### Kitchen Diner

19'11" x 26'4" (6.08m x 8.04m)

The kitchen has a range of fitted base and wall units with wooden worktops and a feature breakfast island, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a five ring gas hob with an extractor fan and splashback, an integrated microwave, an integrated fridge freezer, an integrated wine cooler, plinth lighting, recessed spotlights, two radiators and a vertical radiator, a TV point, tiled flooring, space for a dining table and seating area, a half-vaulted ceiling with Velux windows, a UPVC double-glazed window to the rear elevation, a single UPVC door and UPVC bi-folding doors opening out to the rear garden

### Utility Room

12'8" x 7'10" (3.87m x 2.39m)

The utility room has fitted base and wall units with rolled edge worktops, space and plumbing for a washing machine and a separate tumble dryer, tiled flooring and two radiators

### W/C

2'6" x 5'1" (0.78m x 1.55m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, tiled flooring, a wall-mounted consumer unit and a UPVC double-glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

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

### Bedroom One

13'5" x 12'1" (4.10m x 3.69m)

The first bedroom has a UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, two in-built wardrobes and access into the en-suite

### En-Suite

4'7" x 8'9" (1.41m x 2.69m)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin, a shower enclosure, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation

### Bedroom Two

13'3" x 9'8" (4.05m x 2.97m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard and an in-built wardrobe

### Bedroom Three

8'11" x 10'2" (2.72m x 3.11m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and an in-built wardrobe

### Bedroom Four

10'1" x 10'0" max (3.09m x 3.07m max)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a fitted desk with a storage cabinet

### Bathroom

6'2" x 6'8" (1.90m x 2.05m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a "P" shaped bath with central taps, a mains-fed shower and a shower screen, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway with access into the integral garage

### Garage

The garage has an up and over door opening out onto the front driveway

### Rear

To the rear of the property is a private enclosed south-facing garden with paved patio areas, an artificial lawn, external lighting, an outdoor tap, a range of trees, plants and shrubs including a Palm tree, a decked seating area, a wooden pergola arch, a shed and fence panelling

## 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.

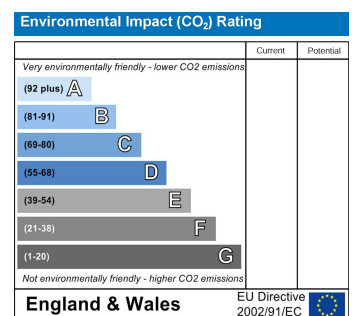
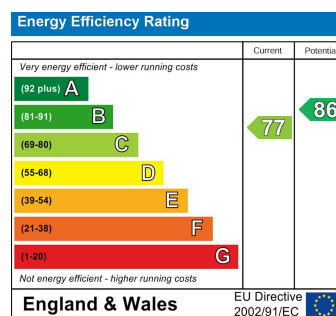
The vendor has advised the following:

Property Tenure is Freehold

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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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