

# HoldenCopley

PREPARE TO BE MOVED

Sabina Road, Hucknall, Nottinghamshire NG15 8JD

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£340,000 - £400,000

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## NO UPWARD CHAIN...

Presenting this four-bedroom detached house, offering a spacious and inviting family home with the added peace of mind of a new build guarantee and no upward chain. Nestled in the sought-after location of Hucknall, this residence is conveniently situated just a short distance from shops, eateries, local primary schools, and commuting links. Upon entering, you're welcomed by a hallway providing access to the spacious reception room, flooded with natural light streaming in from the window at one end and double French doors leading out to the rear garden at the other end. An additional versatile reception room awaits, perfect for use as a dining room or home office, catering to your family's needs. The modern kitchen diner boasts a breakfast bar and double French doors opening to the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a convenient W/C, ensuring practicality for daily living. Ascending to the upper level, you'll find three double bedrooms and a well-appointed single bedroom. The master bedroom benefits from fitted wardrobes and a stylish en-suite, offering a touch of luxury. The main bathroom serves the remaining residents, providing modern comforts. Outside, the property impresses with a driveway providing off-road parking, alongside access to the garage which offers additional storage or parking space. A range of plants and shrubs enhance the front garden, adding to the property's kerb appeal. The landscaped enclosed rear garden features a patio seating area, a lawn, and a charming bedding area adorned with a variety of plants and shrubs. Decorative stones and paving lead to a private decked area boasting a hot tub, creating a perfect spot to unwind and enjoy the outdoors. For added security, the property is equipped with installed CCTV and a security alarm system.

## MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Landscaped Rear Garden
- No Upward Chain
- Popular Location





## GROUND FLOOR

### Entrance Hall

The entrance hall has vinyl flooring, carpeted stairs, a radiator, two in-built storage cupboards and a single composite door providing access into the accommodation.

### Living Room

16'4" x 9'9" (4.99m x 2.98m)

The living room has carpeted flooring, two radiator, a UPVC double-glazed window to the front elevation and a double French doors opening out to the rear elevation.

### Dining Room

10'4" x 9'3" (3.16m x 2.84m)

The dining room has vinyl flooring, a radiator and two UPVC double-glazed windows to the side and front elevations.

### Kitchen Diner

14'7" max x 14'7" max (4.47m max x 4.45m max)

The kitchen/diner has a range of fitted base and wall units with hard non-scratch worktops, integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, dishwasher & fridge freezer, a feature breakfast bar, recessed spotlights, a radiator, vinyl flooring, three UPVC double-glazed windows to the rear and side elevations and double French doors opening out to the rear garden.

### W/C

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splash back, a radiator, an extractor fan and vinyl flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

12'9" x 9'7" (3.89m x 2.93m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite, fitted floor-to-ceiling wardrobes and two UPVC double-glazed windows to the side and rear elevations.

### En Suite

6'4" x 3'6" (1.95m x 1.07m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, vinyl flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

14'4" x 8'4" (4.39m x 2.55m)

The second bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the side and front elevations.

### Bedroom Three

11'9" x 8'7" (3.60m x 2.62m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom Four

7'0" x 6'7" (2.14m x 2.02m)

The fourth bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'4" x 5'2" (1.94m x 1.58m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower & a handheld shower head, a recessed niche, partially tiled walls, vinyl flooring, a radiator and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, access to

the garage, courtesy lighting, gated access to the rear garden and a range of plants and shrubs.

### Rear

To the rear of the property is an enclosed landscaped garden with a paved patio area, a lawn, a bedding area with a range of plants and shrubs, decorative stones with paving leading to a private decked area that has a hardwired hot tub, fence panelling and brick-wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

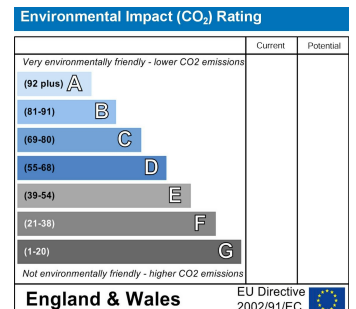
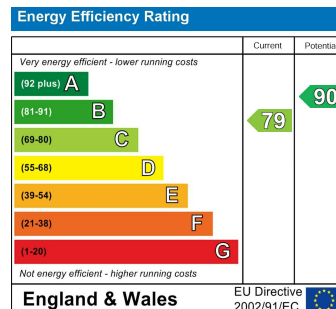
The vendor has advised the following:

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.

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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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