

HoldenCopley

PREPARE TO BE MOVED

Falcon Way, Hucknall, Nottinghamshire NG15 8HH

Guide Price **£350,000 - £375,000**

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NO UPWARD CHAIN...

This four-bedroom detached residence stands as a testament to its current owners, boasting impeccable presentation and generous living spaces ideal for family life—a true sanctuary for those seeking their forever home. Nestled in the sought-after locale of Hucknall, it enjoys proximity to various amenities including shops, dining spots, and excellent transportation options like bus and tram routes. The ground floor unveils a capacious living room alongside a contemporary kitchen diner complemented by a separate utility room and an additional WC for convenience. Ascend to the first floor to discover the master bedroom with access to the en-suite, accompanied by three additional bedrooms served by a three-piece bathroom suite. Outside, the property offers a driveway leading to a single detached garage, and a private enclosed garden featuring lush lawn areas and inviting patio spaces—an idyllic setting for relaxation and outdoor enjoyment.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Bathroom & Ensuite
- Utility & Ground Floor WC
- Driveway & Garage
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'7" x 6'7" (2.63m x 2.01m)

The entrance hall has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation

W/C

5'8" x 3'2" (max) (1.73m x 0.97m (max))

This space has a low level flush WC, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and tiled flooring.

Living Room

21'0" x 13'3" (max) (6.41m x 4.04m (max))

The living room has wooden flooring, a TV point, two radiators, two UPVC double glazed windows to the side elevation and a UPVC double glazed window to the front elevation

Kitchen/diner

21'0" x 16'7" (max) (6.41m x 5.07m (max))

The kitchen diner has tiled flooring, a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a mixer tap and drainer, an integrated double oven with a six burner hob and integrated extraction hood, an integrated dishwasher, space for a freestanding fridge freezer, space for a dining table, a radiator, a UPVC double glazed window to the rear elevation, and a UPVC double glazed full heights windows with French doors opening out to the side garden.

Utility

6'0" x 5'8" (1.83m x 1.73m)

The utility has fitted base units with worktops, a stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine and a tumble dryer, a wall mounted boiler, an in-built cupboard, a radiator, an extractor fan, tiled flooring, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

13'8" x 11'10" (max) (4.18m x 3.62m (max))

The landing has a UPVC double glazed obscure window, a radiator, an in-built cupboard, carpeted flooring , and access to the first floor accommodation.

Bedroom One

17'7" x 11'8" (max) (5.37m x 3.57m (max))

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

En-Suite

6'6" x 4'3" (max) (1.99m x 1.32m (max))

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture and a glass shower screen, a heated towel rail, an extractor fan, a shaver socket, partially tiled walls, and tiled flooring.

Bedroom Two

12'4" x 11'10" (max) (3.76m x 3.63m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a range of fitted wardrobes, a radiator, and carpeted flooring.

Bedroom Three

12'4" x 8'9" (max) (3.76m x 2.69m (max))

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

Bedroom Four

8'5" x 6'11" (max) (2.57m 2.13m (max))

The fourth bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bathroom

6'9" x 6'1" (max) (2.06m x 1.86m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with central mixer taps, a heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting

Rear

To the rear of the property is a driveway, a private enclosed garden with a lawn and a paved patio area, a garden shed, courtesy lighting, fence panelled boundary, and access to the garage.

Garage

16'7" x 8'11" (5.08m x 2.74m)

The garage has a UPVC door opening out to the garden, lighting, electrics, and an up-and-over door opening out to the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of 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 E

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:

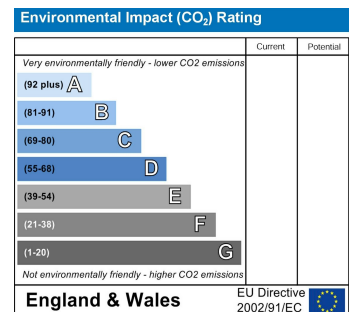
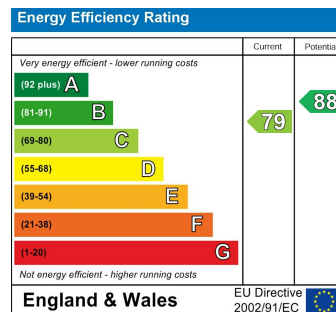
Property Tenure is Freehold

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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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