

HoldenCopley

PREPARE TO BE MOVED

Lucilla Close, Hucknall, Nottinghamshire NG15 8JE

Guide Price £495,000

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GUIDE PRICE: £495,000 - £525,000

STUNNING FAMILY HOME...

Presenting an exceptional opportunity, this five-bedroom detached house offers a spacious family home that is beautifully presented throughout and benefits from a new build guarantee. Situated on a private road with views of the playing field across the way, this residence is within catchment to great schools, boasts excellent transport links, and is conveniently close to various local amenities. Step inside to discover a welcoming entrance hall, to the right, a versatile study room provides the ideal space for remote work or study. A spacious living room and a family room, offer ample space for relaxation and entertainment. The modern kitchen diner serves as the heart of the home, boasting a range of fitted appliances and providing the perfect setting for family meals and gatherings. Completing the ground floor is a utility room and a ground floor W/C for added convenience. Venture to the upper level to find three double bedrooms, with the master bedroom benefiting from a dressing room featuring fitted wardrobes and a stylish en-suite. The third bedroom also boasts fitted wardrobes, while a stylish four-piece bathroom suite caters to the needs of this floor. Ascend to the top level to discover two further double bedrooms, both flooded with natural light and featuring fitted wardrobes, along with a further stylish Jack & Jill bathroom. Externally, the property impresses with a front driveway providing off-road parking for multiple cars, along with access to the double garage and a garden area featuring a lawn and a hedge border. To the rear, an enclosed private south-facing garden awaits, offering a patio seating area, a lawn, and a variety of plants and shrubs—an idyllic oasis for outdoor relaxation and enjoyment.





- Substantial Detached House
- Five Bedrooms
- Three Reception Rooms
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Two Stylish Bathrooms & En-Suite
- Double Driveway & Double Garage
- South-Facing Rear Garden
- Private Road
- Popular Location





GROUND FLOOR

Hallway

13'2" x 9'6" (4.03 x 2.90)

The hallway has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Study

9'10" x 9'4" (3.00 x 2.86)

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

Living Room

16'4" x 12'3" (5.00 x 3.74)

The living room has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Family Room

11'2" x 10'0" (3.42 x 3.07)

The family room has carpeted flooring, a radiator, full height UPVC double-glazed windows with double French doors opening out to the rear garden.

Kitchen Diner

20'0" x 14'2" (6.12 x 4.33)

The kitchen diner has a range of fitted base and wall units with granite worktops, a range of integrated appliances including, an inductions hob, a double oven, a dishwasher, & fridge freezer, An extractor fan, a breakfast bar island, recessed spotlights, two radiators, tiled flooring, a UPVC double-glazed window to the rear elevation and bi-folding doors opening out to the rear garden.

Utility Room

6'10" x 5'2" (2.09 x 1.59)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, an extractor fan, tiled flooring and a single door providing access to the side of the property.

W/C

5'2" x 2'11" (1.59 x 0.91)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, recessed spotlights, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

16'5" x 8'6" (5.02 x 2.60)

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

Master Bedroom

16'5" x 12'4" (5.02 x 3.77)

The main bedroom has carpeted flooring, two radiators, open access to the dressing room and two UPVC double-glazed windows to the front elevation.

Dressing Room

10'6" x 4'3" (3.21 x 1.31)

The dressing room has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

10'1" x 6'6" (3.08 x 1.99)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower with an hand held shower head, a waterproof splashback, partially tiled walls, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Bedroom Three

13'7" x 10'6" (4.16 x 3.21)

The third bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes and two UPVC double-glazed windows to the rear elevation.

Bedroom Five

11'5" x 11'5" (3.50 x 3.48)

The fifth bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bathroom

10'6" x 6'4" (3.21 x 1.94)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Landing

7'3" x 2'10" (2.21 x 0.88)

The landing has carpeted flooring, an in-built storage cupboard, a Velux window and access to the second floor accommodation.

Bedroom Two

21'7" x 12'6" (6.58 x 3.83)

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

Bedroom Four

21'7" x 13'3" (6.58 x 4.06)

The fourth bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes, a UPVC double-glazed window to the front elevation and two Velux windows to the rear elevation.

Jack & Jill Bathroom

8'9" x 8'5" (2.68 x 2.58)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps, a walk-in shower enclosure with a shower fixture, partially tiled walls, vinyl flooring, a heated towel rail, an extractor fan and a Velux window.

OUTSIDE

Front

To the front of the property has a driveway providing off-road parking, access to the garage, gated access to the rear garden, courtesy lighting, a lawn and a hedge border.

Rear

To the rear of the property is an enclosed private south-facing garden with a paved patio area, decorative stones, a lawn, a range of plants and shrubs and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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 F

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.

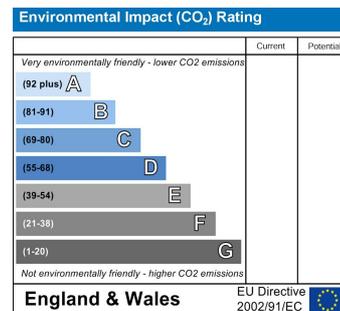
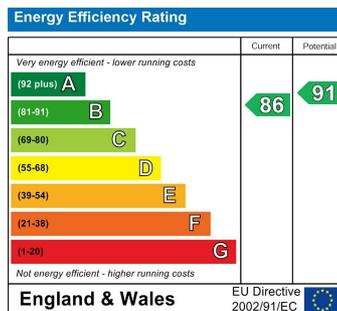
The vendor has advised the following:

Property Tenure is Freehold

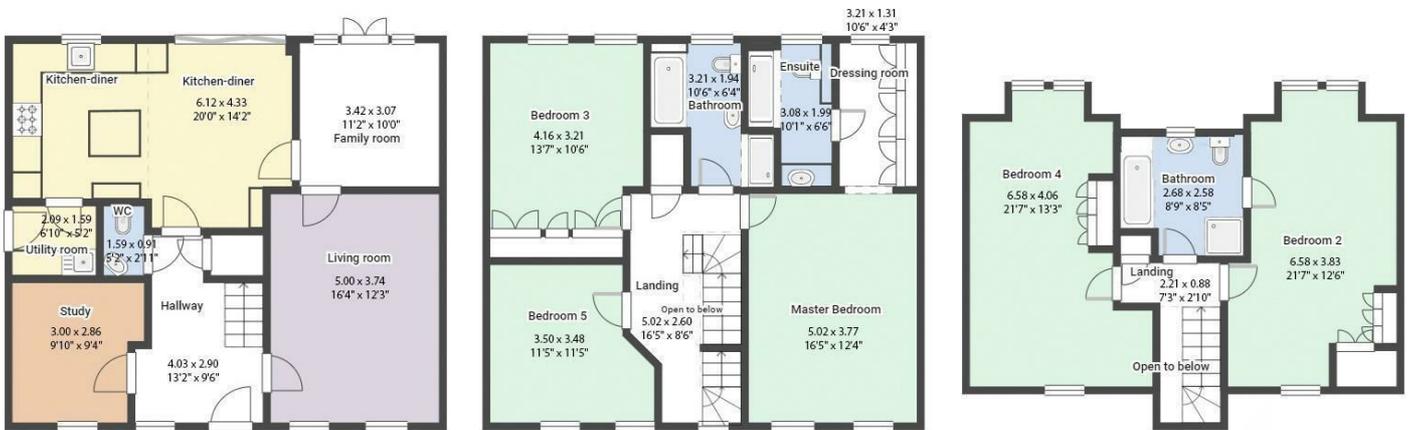
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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