

HoldenCopley

PREPARE TO BE MOVED

Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

Offers Over £400,000

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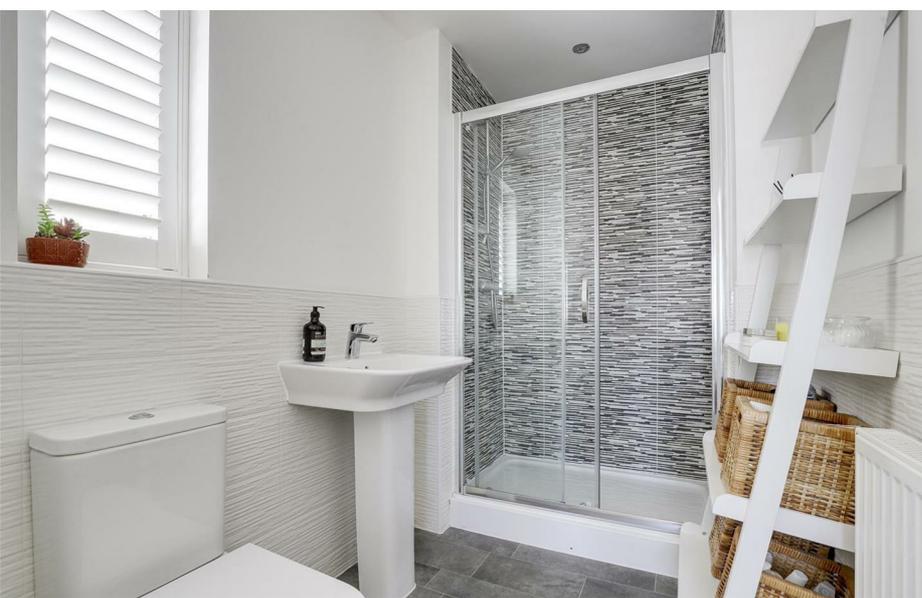


STUNNING FAMILY HOME...

Welcome to this simply stunning four-bedroom detached house, modernised to a high standard and complete with a new build guarantee. Situated in a quiet residential location, this property offers convenient access to local amenities, catchment area for Hucknall Flying High, beautiful countryside, and easy commuting links via the M1. As you step inside, you're greeted by a welcoming hallway that leads to the spacious reception room, bathed in natural light from the side window and a large bay window. The entire house is enhanced with fitted shutters, and the ground floor boasts an integrated sound system. The heart of the home is the modern kitchen diner, an open and airy space with integrated appliances. Large windows and French doors open out to the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a utility room, a convenient W/C, and a versatile storage area. Upstairs, you'll find four double bedrooms, each designed for comfort and style. The master bedroom features built-in wardrobes and a stylish en-suite bathroom. The remaining bedrooms are served by a chic family bathroom, ensuring convenience for all residents. The exterior of the property is just as impressive. The front features a driveway providing off-road parking for multiple cars, an EV charging point, access to the garage with ample storage space, and a garden area with a lawn and a variety of plants and shrubs to enhance kerb appeal. The south-facing rear garden is a private oasis, featuring a patio seating area, a well-maintained lawn, plants and shrubs and a composite decked seating area with a pergola, a perfect space to sit and enjoy the outdoors.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Family Bathroom & En-suite
- Driveway & Garage
- South-Facing Rear Garden
- Beautifully Presented Throughout
- Popular Location





GROUND FLOOR

Entrance

The entrance hall has Porcelain tiled flooring, carpeted stairs, a radiator, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

17'5" into bay x 11'3" (5.32m into bay x 3.45m)

The living room has carpeted flooring, a radiator, feature panelled walls, ceiling coving, recessed sound system, a UPVC double-glazed window with a fitted shutter to the side elevation and a UPVC double-glazed bay window with fitted shutters to the front elevation.

Kitchen Diner

16'11" max x 15'3" max (5.16m max x 4.67m max)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double oven, gas hob, dishwasher, wine cooler, fridge freezer & extractor fan. Partially tiled walls, recessed spotlights, a radiator, ceiling coving, a recessed sound system, open access to the utility room, Porcelain tiled flooring, a UPVC double-glazed window with a fitted shutter to the rear elevation and full-height UPVC double-glazed windows with double French doors opening out to the rear garden.

Utility Room

9'4" x 4'0" (2.85m x 1.23m)

The utility room fitted base and wall units with a worktop, an integrated washing machine & tumble dryer, partially tiled walls, Porcelain tiled flooring, a radiator, ceiling coving, open access to the garage area and a single composite doors providing access to the rear garden.

Garage Area

11'1" x 9'2" (3.39m x 2.80m)

This area has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights, fitted storage cupboards and a single door providing access to the garage.

W/C

This space has a low level dual flush W/C and a wall-mounted wash basin, partially tiled walls, a radiator, an extractor fan, Porcelain tiled flooring and a UPVC double-glazed obscure window with a fitted shutter to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the first-floor accommodation and access to the boarded lost with courtesy lighting.

Master Bedroom

14'5" max x 11'5" max (4.40m max x 3.48m max)

The main bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, in-built fitted sliding door wardrobe, access to the en-suite and a UPVC double-glazed window with a fitted shutter to the front elevation.

En-Suite

7'9" x 4'8" (2.37m x 1.44m)

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

Bedroom Two

12'3" max x 10'0" max (3.74m max x 3.06m max)

The second bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, feature panelled walls and a UPVC double-glazed window with a fitted shutter to the rear elevation.

Bedroom Three

11'6" max x 9'5" max (3.53m max x 2.89m max)

The third bedroom has carpeted flooring, a radiator, ceiling coving, feature panelled walls, recessed spotlights and a UPVC double-glazed window with a fitted shutter to the rear elevation.

Bedroom Four

12'4" max x 9'9" max (3.76m max x 2.99m max)

The fourth bedroom has carpeted flooring, a radiator, ceiling coving, partially panelled walls and a UPVC double-glazed window with a fitted shutter to the front elevation.

Bathroom

8'4" x 6'3" (2.56m x 1.92m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower, a radiator, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed window with a fitted shutter to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, a EV charging point, access to the garage, gated access to the rear garden, courtesy lighting, a lawn and a range of plants and shrubs.

Garage

9'2" x 7'10" (2.80m x 2.40m)

The garage has recessed spotlights, power supply, ample storage space and a up-and-over door.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, a lawn, a composite decked area, a wooden pergola with a slate roof, a shed, plants and shrubs, courtesy lighting & power sockets and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at

100Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is high risk flood area

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the garage was converted in 2021 but has not received building regulations approval. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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

Service Charge in the year marketing commenced (£PA): £303.00

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for service charge.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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			93
(81-91) B		84	
(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	



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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