

HoldenCopley

PREPARE TO BE MOVED

Susan Close, Hucknall, Nottinghamshire NG15 8DG

£350,000

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THE PERFECT FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious accommodation both inside and out, making it an ideal home for a growing family. The property features a rear extension, creating a light and airy atmosphere throughout. Located in a quiet area, it is conveniently close to local amenities, excellent transport links, good schools, and scenic countryside. On the ground floor, you'll find an entrance porch and hall, a living room that opens to a family room and dining room, and a modern kitchen equipped with integrated appliances, granite countertops, a breakfast bar, and underfloor heating. There is also a W/C and direct access to the integral garage, providing additional storage space. Upstairs, the first floor boasts four generously sized bedrooms with built-in storage and two bathrooms. Outside, the front of the property features a driveway with space for three cars, while the rear offers a private, well-maintained garden with multiple seating areas. This home is exceptionally well-presented throughout, providing a perfect blend of comfort and convenience for any family.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Open Plan Living
- Modern Fitted Breakfast Kitchen With Integrated Appliances
- Underfloor Heating
- Ground Floor W/C
- Two Bathroom Suites
- Driveway & Garage
- Well-Maintained Garden
- Popular Location





GROUND FLOOR

Porch

The porch has quarry tiled flooring, and a sliding patio door providing access into the accommodation.

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cloak cupboard, coving to the ceiling, a wall-mounted security alarm panel, and a single UPVC door providing access into the accommodation.

Kitchen

18'11" x 15'7" (5.79m x 4.75m)

The kitchen has a range of fitted base and wall units with Granite worktops, a feature breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven, an integrated combi-oven, an induction hob with an angled extractor fan, an integrated dishwasher, an integrated fridge, tiled flooring with underfloor heating, recessed spotlights, an in-built under stair cupboard, partially half-vaulted ceiling with two Velux windows, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled flooring, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Dining Room

9'6" x 8'9" (2.92m x 2.68m)

The dining room has Amtico flooring with underfloor heating, recessed spotlights, a half-vaulted ceiling with two Velux windows, open plan to the family room, and double French doors opening out to the rear garden.

Family Room

8'9" x 8'7" (2.69m x 2.63m)

This room has Amtico flooring, coving to the ceiling, a radiator, and an open arch into the living room.

Living Room

12'6" x 10'2" (3.83m x 3.10m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative stone surround, and a radiator.

Garage

15'4" x 7'3" (4.68m x 2.22m)

The garage has lighting, power points, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'5" x 9'10" (3.81m x 3.02m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted furniture including wardrobes and over-the-bed storage cupboards.

Bedroom Two

12'7" x 7'2" (3.86m x 2.19m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and a range of fitted furniture including wardrobes and over-the-bed storage cupboards.

Bedroom Three

9'10" x 9'1" (3.01m x 2.77m)

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

Bedroom Four

8'3" x 6'0" (2.54m x 1.84m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built wardrobe.

Bathroom

7'1" x 7'1" (2.17m x 2.16m)

The bathroom has a concealed dual flush W/C, a countertop wash basin with fitted storage, a double-ended bath with central taps and a handheld shower head, a heated towel rail, Karndean flooring, tiled and split-face tile walls, a panelled ceiling with recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

6'0" x 4'11" (1.83m x 1.50m)

This space has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a corner fitted shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, a chrome heated towel rail, a panelled ceiling with 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 block-paved driveway providing ample off-road parking, with access into the garage.

Rear

To the rear of the property is a private enclosed garden with sandstone patio areas, a lawn, a gravelled area, a shed, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 4G available

Electricity – Mains Supply

Water – Mains Supply

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

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Potential previous subsidence claim back in the mid 1980s

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

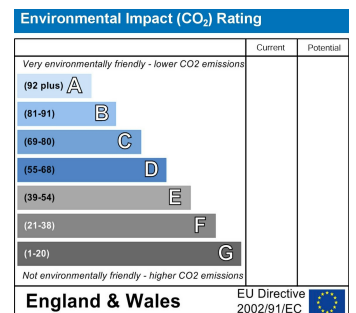
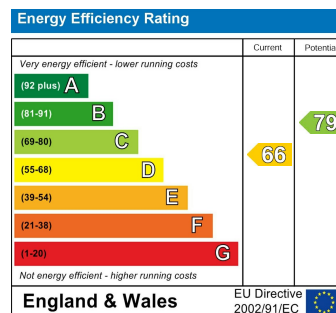
The vendor has advised the following:

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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