

# HoldenCopley

PREPARE TO BE MOVED

Crown Street, Hucknall, Nottinghamshire NG15 7SW

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Guide Price £475,000 - £500,00

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DETACHED HOUSE...

This well-presented detached house, located just a short distance from the scenic Bestwood Country Park and Mill Lakes, offers an ideal family living environment. Conveniently situated, it's only a brief drive or tram ride away from Hucknall Town Centre and close to Titchfield Park. The property benefits from being near various local amenities, including schools, making it perfect for a growing family. Spanning three floors, this home provides ample space for comfortable living. The ground floor features a welcoming hallway with a ground floor W/C, a front-facing study and playroom, and a spacious living room with double French doors opening to the rear garden and bi-folding doors leading to the modern kitchen diner. The contemporary fitted kitchen diner also has double French doors to the rear garden and access to the utility room. On the first floor, there are four generously sized bedrooms, one of which has an en-suite, and a luxurious four-piece bathroom suite serving the remaining bedrooms. The second floor boasts an expansive additional bedroom featuring an en-suite and a dressing room. The exterior of the property is equally impressive. At the front, there are gravelled areas with planted shrubs and courtesy lighting, a block paved driveway leading to the garage, and the garage itself is equipped with lighting, electrics, ample storage, a UPVC door to the rear garden, and two double up-and-over doors. The rear of the property features an enclosed, south-facing garden with courtesy lighting and an outside tap, a patio area with a wooden pergola and additional patio seating planted borders with established plants, shrubs, and bushes, and a fence-panelled boundary ensuring privacy. This exceptional property offers a perfect blend of modern living and a convenient location, making it an ideal choice for families seeking a spacious and well-connected home.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Living Room
- Dining Room & Study
- Modern Fitted Kitchen Diner & Utility Room
- Four Piece Bathroom Suite & Two En-Suites
- Driveway & Double Garage
- Enclosed South Facing Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

14'3" x 10'6" (4.36m x 3.21m)

The hallway has tiled floor, carpeted stairs, a radiator, two UPVC double glazed obscure windows to the front elevation, and a composite door providing access into the accommodation.

### W/C

3'0" x 6'3" (0.92m x 1.93m)

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

### Dining Room

10'1" x 9'8" (3.09m x 2.95m)

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

### Study

7'8" x 7'9" (2.36m x 2.38m)

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

### Living Room

11'7" x 22'2" (3.54m x 6.76m)

The living room has UPVC double glazed windows to the side and rear elevation, two radiators, a TV point, carpeted flooring, double French doors providing access to the rear garden, and bi-folding doors opening into the kitchen.

### Kitchen/Family Room

16'10" x 16'11" (5.14m x 5.17m)

The kitchen Family has a range of modern fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, integrated fridge freezer, integrated dishwasher, space for a dining table, a radiator, recessed spotlights, tiled flooring, two Velux windows, a UPVC double glazed window to the rear elevation, double French doors to the rear garden, and open access into the utility room.

### Utility Room

6'4" x 7'8" (1.94m x 2.35m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, tiled flooring, and a single door opening to the side of the property.

## FIRST FLOOR

### Landing

6'2" x 16'11" (1.89m x 5.18m)

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

### Bedroom Two

11'10" x 11'0" (3.62m x 3.37m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, two in-built double cupboards, carpeted flooring, and access into the en-suite.

### En-Suite

6'2" x 6'5" (1.88m x 1.97m)

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

### Bedroom Three

9'9" x 11'10" (2.98m x 3.62m)

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

### Bedroom Four

10'4" x 9'3" (3.17m x 2.82m)

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

### Bedroom Five

10'5" x 7'1" (3.18m x 2.16m)

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

### Bathroom

10'5" x 6'3" (3.18m x 1.93m)

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

## SECOND FLOOR

### Upper Landing

The upper landing has a radiator, carpeted flooring, and access to the second floor accommodation.

### Bedroom One

19'0" x 19'8" max (5.81m x 6.01m max)

The first bedroom is a UPVC double glazed window to the front elevation, two Velux windows, two radiators, carpeted flooring, open access into the dressing room, and access into the en-suite.

### Dressing Room

13'5" x 16'0" (4.10m x 4.88m)

The dressing room has a UPVC double glazed window to the front elevation, fitted wardrobes with sliding doors, an in-built cupboard, eaves storage, a radiator, access into the loft, and carpeted flooring.

### En-Suite

9'10" x 9'5" (3.01m x 2.89m)

The en-suite has a Velux window, a low level flush W/C, two pedestal wash basins, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

## OUTSIDE

## Front

To the front of the property are gravelled areas with planted shrubs courtesy lighting, a block paved driveway leading to the garage.

## Garage

17'6" x 17'6" (5.34m x 5.34m)

The garage has lighting, electrics, ample storage, a UPVC door opening out to the rear garden, and two double up-and-over doors to the driveway.

## Rear

To the rear of the property is an enclosed south-facing rear garden with courtesy lighting an outside tap, a patio area, a wooden pergola and further patio seating area, planted borders with established plants, shrubs and bushes, and fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

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 - Nottingham City Council - Band B

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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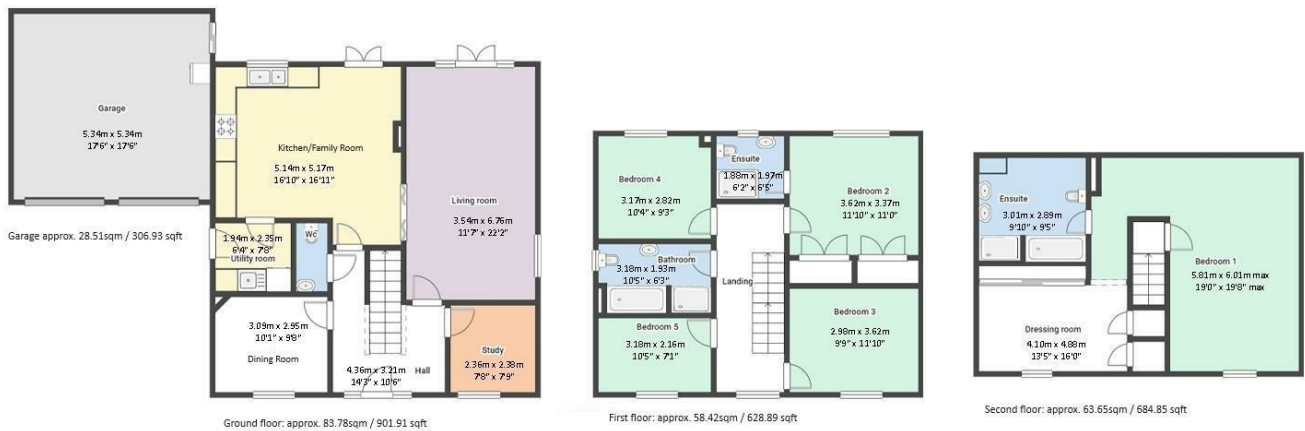
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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