

# HoldenCopley

PREPARE TO BE MOVED

Blatherwick Close, Hucknall, Nottinghamshire NG15 7TB

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Guide Price £485,000 - £500,000

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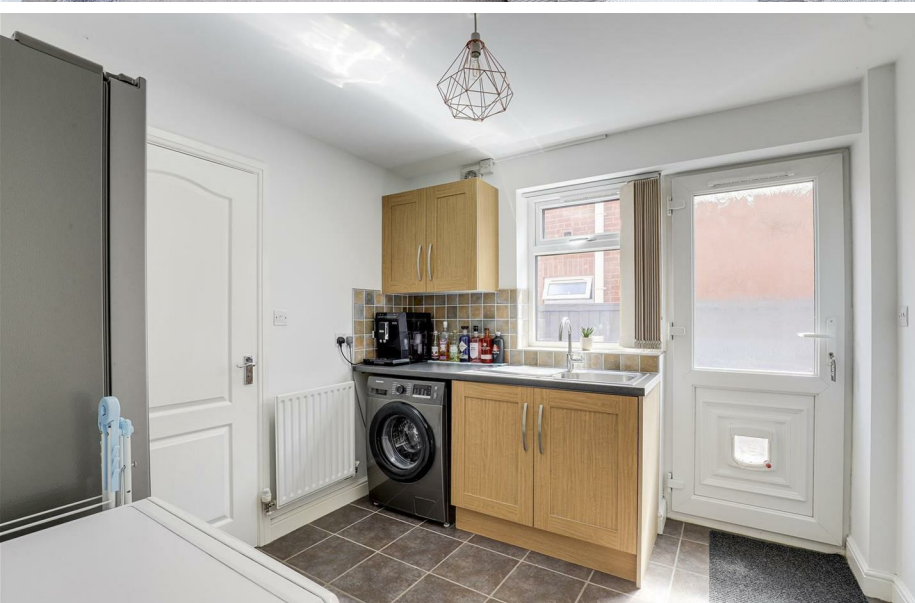
LOCATION LOCATION LOCATION...

This impressive six-bedroom detached house offers spacious and well-presented accommodation, ideal for a growing family ready to move straight in. Located in a highly sought-after area, the property is within close proximity to various local amenities, including shops, excellent transport links and great school catchments. The ground floor features an entrance hall, an integral garage, a versatile family room, a cloakroom, a boiler room, a W/C, a utility room, a fitted kitchen and a generous living room. The first floor boasts four double bedrooms, one with an en-suite and a four-piece bathroom suite. The second floor comprises two additional double bedrooms, one with an en-suite and access to the loft. Outside, the property benefits from a large driveway at the front, while the rear showcases a private south-west facing garden complete with a patio area, a well-maintained lawn and a convenient shed. This property truly combines practicality with style, offering a luxurious and comfortable living environment.

MUST BE VIEWED







- Detached House
- Six Bedrooms
- Two Reception Rooms
- Ground Floor W/C
- Fitted Kitchen & Utility Room
- Integral Garage
- Four Piece Bathroom Suite
- Two En-Suites
- Large Driveway
- Private South-West Facing Rear Garden









## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, coving and a single UPVC door providing access into the accommodation.

### Garage

18'8" x 8'0" (5.71m x 2.44m)

The garage has lighting, a UPVC double-glazed window to the side elevation and an up and over garage door.

### Cloak Room

The cloak room has wood-effect flooring.

### Boiler Room

The boiler room has a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

### Family Room

13'0" x 9'11" (3.98m x 3.03m)

The family room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator and coving.

### W/C

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

### Utility Room

9'4" x 9'1" (2.85m x 2.78m)

The utility room has a range of fitted shaker style base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the side of the property.

### Living Room

The living room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, coving and double French doors providing access out to the garden.

### Kitchen

13'7" x 13'0" (4.15m x 3.97m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven and dishwasher, a gas hob with an extractor hood, a sink and a half with a drainer, tiled flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the side and rear elevation and recessed spotlights.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in cupboard with double doors, a radiator, coving and provides access to the first floor accommodation.

### Bedroom Three

13'8" x 12'11" (4.18m x 3.96m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving and direct access to the en-suite.

### En-Suite

9'7" x 6'11" (2.93m x 2.12m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, a fitted base unit with a worktop, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan and recessed spotlights.

### Bedroom Four

12'11" x 9'10" (3.94m x 3.02m)

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

### Bedroom Five

13'0" x 9'11" (3.98m x 3.04m)

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

### Bedroom Six

13'6" x 12'11" (4.14m x 3.96m)

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

### Bathroom

9'7" x 6'9" (2.94m x 2.06m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

### Stairs

9'0" x 5'6" (2.76m x 1.69m)

This space has carpeted stairs.

## SECOND FLOOR

### Bedroom Two

21'1" max x 15'11" (6.43m max x 4.86m)

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

### En Suite

7'6" x 7'4" (2.29m x 2.24m)

### Master Bedroom

15'11" x 15'10" (4.86m x 4.85m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, eaves storage, access to the loft and direct access to the en-suite.

## OUTSIDE

### Front

To the front of the property is a driveway with a fence panelled boundary and various plants.

### Rear

To the rear of the property is a south-west facing garden with a patio, a lawn, various plants, a shed, exterior lighting and an outdoor power socket.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

Phone Signal – All 4G, most 3G & some 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Public. Access must be given to give access via the shared driveway on foot only. Road is I inadoptioned and all 4 houses are responsible for the maintenance

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.

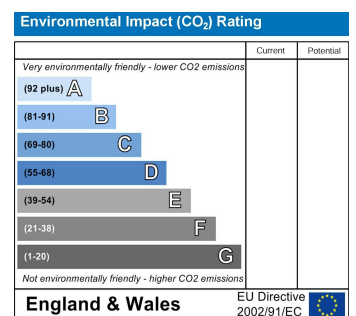
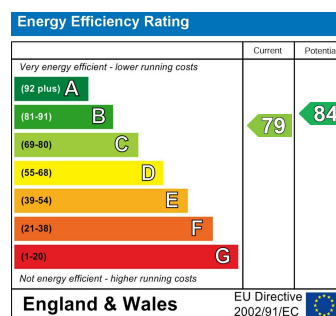
The vendor has advised the following:

Property Tenure is Freehold

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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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