

HoldenCopley

PREPARE TO BE MOVED

Garden Road, Hucknall, Nottinghamshire NG15 6LF

£450,000

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THE PERFECT-SIZED FAMILY HOME...

This detached house, set on a generously sized plot, offers spacious accommodation both inside and out, making it ideal for a growing family. Located in the popular area of Hucknall, the property provides convenient access to local amenities, excellent commuting links, reputable schools, and the scenic countryside. On the ground floor, the home features an inviting entrance hall with a W/C, two reception rooms complete with feature fireplaces, a well-appointed kitchen diner, and a handy pantry. Upstairs, the first floor accommodates five well-proportioned bedrooms, including a five-piece family bathroom suite and an en-suite attached to the second bedroom. The exterior of the property is equally impressive, with an enclosed electric gated driveway offering ample off-road parking for multiple vehicles. Additional outdoor features include access to a single garage with storage space, a double garage, and a beautifully maintained garden at the rear with multiple seating areas, providing a perfect space for outdoor relaxation and entertainment.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms With Fireplaces
- Fitted Kitchen Diner
- Pantry & Ground Floor W/C
- Bathroom & En-Suite
- Ample Off-Road Parking With Electric Gates
- Double Garage & Single Garage With Storage
- Well Maintained Rear Garden
- Popular Location





GROUND FLOOR

Entrance Hall

18'11" x 5'11" (max) (5.78m x 1.82m (max))

The entrance hall has wood-effect flooring, a radiator, a dado rail, carpeted stairs, a wall-mounted security alarm panel, and a wooden door with a stained-glass insert providing access into the accommodation.

W/C

4'11" x 3'5" (1.51m x 1.05m)

This space has a low level dual flush W/C, a radiator, wood-effect flooring, coving to the ceiling, and a UPVC double-glazed obscure window.

Living Room

13'1" x 12'5" (max) (3.99m x 3.79m (max))

The living room has a UPVC double-glazed stained-glass bay window, parquet flooring, coving to the ceiling, a ceiling rose, a picture rail, a recessed chimney breast alcove with a log-burning stove with a decorative mantelpiece, a TV point, and a radiator.

Sitting Room

15'5" x 12'0" (max) (4.72m x 3.66m (max))

The sitting room has coving to the ceiling, a picture rail, a ceiling rose, carpeted flooring, a recessed chimney breast alcove with a log-burning stove and decorative surround, a radiator, a single-glazed window looking into the kitchen diner, single-glazed stained-glass bay windows, and double doors opening out to the garden.

Kitchen/Diner

24'3" x 22'3" (max) (7.41m x 6.80m (max))

The open plan kitchen diner has a range of fitted base units with rolled-edge worktops, a double Belfast sink with a swan neck mixer tap, space for a range cooker with an extractor fan, space for an Aga cooker, space and plumbing for a washing machine, space for an American-style fridge freezer, space for a dining table, wood-effect flooring, tiled splashback, two radiators, coving to the ceiling, in-built cupboards, access into the pantry, a range of UPVC double-glazed windows, a single UPVC door, and double doors opening out to the garden.

Pantry

9'0" x 2'11" (max) (2.76m x 0.89m (max))

The pantry has tiled flooring, a wall-mounted boiler, a wall-mounted consumer unit, and a UPVC double-glazed obscure window.

Double Garage

18'10" x 18'5" (5.75m x 5.62m)

The garage has lighting, a UPVC double-glazed window, power points, a single door, and a roller shutter door.

Single Garage

11'7" x 9'3" (3.54m x 2.83m)

The garage has a ceiling strip light, power points, access into the storage space, and double doors.

Storage

9'4" x 4'3" (2.86m x 1.32m)

This space has power points and lighting.

FIRST FLOOR

Landing

19'2" x 15'3" (max) (5.85m x 4.66m (max))

The landing has a UPVC double-glazed window, carpeted flooring, a picture rail, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bathroom

8'5" x 8'2" (max) (2.59m x 2.51m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a corner fitted shower enclosure, a chrome heated towel rail, partially tiled walls, an in-built cupboard, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom One

12'4" x 11'5" (max) (3.78m x 3.49m (max))

The first bedroom has a UPVC double-glazed stained-glass window, carpeted flooring, a radiator, a picture rail, and a fitted sliding door wardrobe.

Bedroom Two

12'2" x 11'8" (max) (3.72m x 3.56m (max))

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and access into the en-suite.

En-Suite

8'8" x 2'5" (2.66m x 0.75m)

The en-suite has a low level flush W/C, a wash basin, tiled splashback, a shower enclosure, panelled walls, and an extractor fan.

Bedroom Three

11'9" x 9'0" (3.60m x 2.75m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and picture rail.

Bedroom Four

9'0" x 8'10" (2.76m x 2.71m)

The fourth bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a picture rail, and a radiator.

Bedroom Five

8'8" x 8'0" (max) (2.65m x 2.46m (max))

The fifth bedroom has a UPVC double-glazed window, carpeted flooring, an in-built cupboard, and a radiator.

OUTSIDE

At the front of the property, there is a block-paved and gravel driveway with electric gates offering ample off-road parking for several vehicles. The area is adorned with a variety of plants and shrubs and provides access to the garage located towards the rear. The space is enclosed by fence panels for added privacy.

The rear of the property features a private, enclosed garden that includes a patio area, both natural and artificial lawns, a log store, and an outdoor tap. The garden is well-lit with courtesy lighting and offers access to an outhouse and a double garage. Additional features include a timber shed, gravelled sections with rockery, dwarf walls, and fenced boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G Network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – There were two subsidence claims made 30 years ago, which have since been resolved.

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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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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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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