

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

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£375,000

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## LOCATION, LOCATION, LOCATION...

This impressive semi detached home, nestled in a highly sought-after area of Hucknall, offers ample space for family living with a blend of modern and traditional features. Situated on a spacious plot, it's just a short walk from Hucknall's town Centre and offers excellent transport links, making it ideal for commuters and families alike. The ground floor welcomes you with an inviting entrance hall leading to a boot room and a generously sized living room, featuring a charming bay window and open fireplace. The heart of the home is the spacious modern kitchen-diner, complete with a central island and double French doors that open onto the rear garden. A separate hallway provides access to a convenient ground floor W/C and utility cupboard. The first floor hosts three large double bedrooms and a modern four-piece bathroom suite, perfect for family use. Upstairs, the second floor includes a versatile attic room and additional office space, ideal for remote work or as a creative retreat. Outside, the front garden with a lawn, a block-paved driveway leading to a garage, and gated access to the rear. The private rear garden features a block-paved patio, steps down to a lawn with a cosy seating area, mature plants, shrubs, and trees, a fenced boundary for privacy, and the added convenience of an electric vehicle charging point.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Living Room
- Spacious Modern Kitchen
- Spacious Attic Room
- Office
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

24'7" x 7'10" (7.51m x 2.40m)

The entrance hall has vinyl flooring, carpeted stairs, coving to the ceiling, a decorative ceiling arch, a UPVC double glazed window to the side elevation, a door providing access into the accommodation, and access into the boot room.

### Boot Room

9'9" max x 7'11" max (2.98m max x 2.42m max)

The boot room has a UPVC double glazed window to the front elevation, and vinyl flooring.

### Living Room

15'9" into bay x 14'5" max (4.81m into bay x 4.41m max)

The living room has a UPVC double glazed square bay window to the front elevation, two radiators, coving to the ceiling, an open fireplace with a decorative surround and tiled hearth, a TV point, and carpeted flooring.

### Kitchen Diner

24'7" x 13'0" (7.51m x 3.97m)

The kitchen diner has a range of fitted base and wall units with worktops and a central island, a composite sink and half with a mixer tap and drainer, an integrated microwave, an integrated double oven, a ceramic hob, an integrated dishwasher, space for an American fridge freezer, space for a dining table, recessed spotlights, under floor heating, tiled flooring, UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

### Hall

The hall has tiled flooring.

### W/C

5'6" x 2'10" (1.69m x 0.88m)

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

### Utility Cupboard

4'5" x 3'1" (1.35m x 0.96m)

The utility cupboard has tiled flooring, space and plumbing for a washing machine, and storage space.

## FIRST FLOOR

### Landing

18'7" x 7'11" (5.67m x 2.43m)

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

### Bedroom One

14'6" x 13'5" (4.44m x 4.10m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, drawers and cupboards, coving to the ceiling, and wood flooring.

### Bedroom Two

14'6" x 13'2" (4.44m x 4.02m)

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

### Bedroom Third

13'5" x 13'2" (4.10m x 4.02m)

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

### Bathroom

9'1" x 7'5" (2.79m x 2.28m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a counter-top wash basin, a freestanding bath with a floor-mounted swan neck mixer tap, a walk-in shower enclosure with a wall-mounted rainfall and a hand-held shower enclosure, a radiator with a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### Attic Space

14'3" x 11'11" (4.36m x 3.65m)

The attic space has a Velux window, and carpeted flooring.

### Loft Office

10'1" x 10'3" (3.34m x 3.14m)

The loft office has a Velux window eaves storage, a radiator, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a block paved driveway leading to the garage with an up-and-over door and ample storage, and gated access to the rear garden.

### Rear

To the rear of the property is courtesy lighting, a block paved patio area, steps down to the lawn, a seating area, various established plants, shrubs, trees and bushes, a hedged and fence panelled boundary, access into the garage, an electric vehicle charging point, and gated access.

## 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 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - 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.

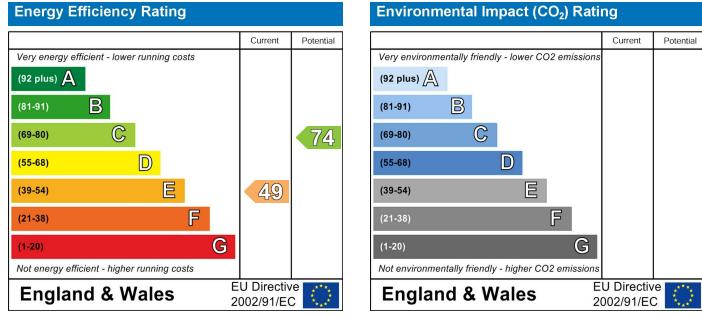
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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