

# HoldenCopley

PREPARE TO BE MOVED

Meadow Croft Gardens, Hucknall, Nottinghamshire NG15 6UN

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£430,000

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INCENTIVES AVAILABLE...

NEW BUILD PLOTS AVAILABLE-SHOW HOME OPEN!

We are excited to market this stunning four-bedroom detached new build by local builders, Brendon Homes. Available to reserve from today, this property is part of an exclusive development of nine new homes nestled in an idyllic cul-de-sac. Located in a popular area, it offers easy access to local amenities, excellent transport links, and great schools. The property comes with a 10-year NHBC certificate for quality assurance and peace of mind. On the ground floor, you'll find an entrance hall, a spacious living room, an open-plan kitchen and dining room, a separate utility room, and a W/C. The first floor boasts four generously sized bedrooms, a family bathroom, and an en-suite to the master bedroom. Outside, there is a driveway leading to a single garage, along with a private landscaped garden. Don't miss out on this opportunity to secure your plot. Contact our office today for further details or to reserve your new home before they're all snapped up!

MUST BE VIEWED





- New Build Detached House
- Four Bedrooms
- Spacious Living Room
- Open Plan Kitchen & Dining Area
- Utility & W/C
- Two Bathrooms
- Driveway & Garage
- Landscaped Garden
- 10-Year NHBC
- Options Available On Specification





## Entrance

7'3" x 6'1" (max) (2.23m x 1.86m (max))

## W/C

5'8" x 4'3" (1.75m x 1.30m )

## Living Room

19'2" x 15'1" (max) (5.85m x 4.62m (max))

## Kitchen Diner

19'3" x 12'7" (max) (5.87m x 3.84m (max))

## Utility

7'3" x 6'4" (2.23m x 1.94m )

## Landing

11'9" x 10'5" (max) (3.59m x 3.19m (max))

## Bathroom

7'11" x 6'5" (2.42m x 1.96m )

## Bedroom 1

14'5" x 12'9" (max) (4.40m x 3.90m (max))

## En-Suite bed 1

6'10" x 4'0" (2.09m x 1.23m )

## Bedroom 2

13'2" x 11'0" (max) (4.03m x 3.36m (max))

## Bedroom 3

13'2" x 7'10" (max) (4.03m x 2.41m (max))

## Bedroom 4


9'4" x 7'10" (2.86m x 2.40m )


## Water tank cupboard

4'7" x 2'0" (1.41m x 0.61)

## Garage

22'6" x 11'10" (6.88m x 3.62m )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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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