

# HoldenCopley

PREPARE TO BE MOVED

Osprey Grove, Hucknall, Nottinghamshire NG15 8HG

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Guide Price £520,000



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GUIDE PRICE £520,000 - £550,000

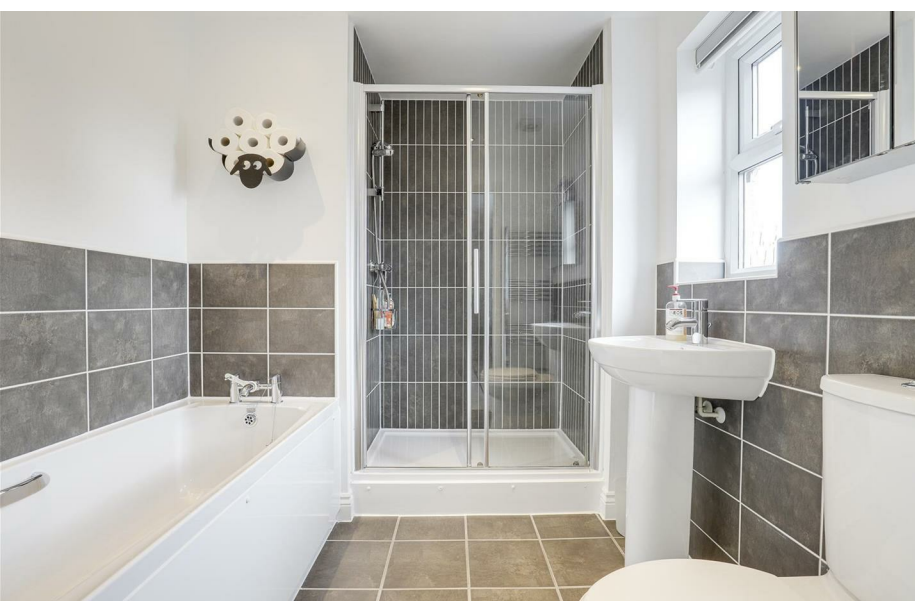
### SPACIOUS & MODERN SIX-BEDROOM DETACHED HOME...

This substantial six-bedroom detached house offers an abundance of space and modern living, making it an ideal home for a growing family. Situated in a popular and quiet cul-de-sac close to Hucknall Town Centre, the property benefits from excellent transport links and a wealth of local amenities. Upon entering, you are welcomed by a spacious entrance hall, leading to a versatile reception room, currently used as a playroom. The main reception room is bright and inviting, featuring a stylish media wall and double French doors that open out to the rear garden, flooding the space with natural light. The modern kitchen diner is perfect for both cooking and family meals, also benefiting from double French doors leading to the garden. A utility room and a ground floor W/C add extra practicality to the home. The first floor hosts four generous double bedrooms, with the two main bedrooms featuring fitted wardrobes. The primary bedroom on this floor boasts a luxurious four-piece en-suite, while the family bathroom serves the remaining bedrooms. The top floor offers two additional double bedrooms, both providing ample storage. The main bedroom on this level includes an en-suite, while an additional bathroom serves the second bedroom, making it an ideal private space for guests or older children. Externally, the property continues to impress with a driveway providing off-road parking for four cars, an EV charger and access to the detached garage. The frontage is enhanced with a variety of plants and shrubs, adding to its kerb appeal. To the rear, the beautifully landscaped garden features a large patio seating area with a gazebo, an artificial lawn, and a range of plants and shrubs, creating a perfect space for enjoying the outdoors.

MUST BE VIEWED!







- Substantial Detached House
- Six Double Bedrooms
- Two Reception Rooms
- Spacious Kitchen Diner
- Utility Room & Ground Floor W/C
- Two En-Suites & Two Bathrooms
- Driveway & Garage
- Beautifully Landscaped Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single door providing access into the accommodation.

Playroom

9'4" x 9'3" (2.86m x 2.83m)

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

Living Room

19'7" x 14'0" (5.99m x 4.27m)

the living room has carpeted flooring, two radiators, a feature media wall, a UPVC double-glazed bay window with fitted shutter to the side elevation, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Kitchen Diner

28'1" x 14'11" (8.58m x 4.57m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a feature island, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor hood & fridge freezer, space and plumbing for a dishwasher, three radiators, tiled flooring, a UPVC double-glazed bay window with fitted shutters to the front elevation, UPVC double-glazed window surround to the rear elevation and double French doors opening out to the rear garden.

Utility Room

7'10" x 5'8" (2.40m x 1.74m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine & tumble dryer, a radiator, an extractor fan, tiled flooring, and a single door providing access to the rear garden.

W/C

5'9" x 3'2" (1.77m x 0.99m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights, two in-built storage cupboards, a UPVC double-glazed window to the front elevation and access to the first-floor accommodation.

Bedroom Two

19'3" max x 13'11" max (5.88m max x 4.26m max)

The second bedroom has carpeted flooring, two radiators, in-built fitted wardrobes, access to the en-suite and two UPVC double-glazed windows to the side elevations.

En-Suite

The en-suite has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Four

13'10" x 9'4" (4.23m x 2.87m)

The fourth bedroom has carpeted flooring, a radiator, an-built fitted wardrobe and two UPVC double-glazed windows to the front and side elevations.

Bedroom Five

12'5" x 9'1" (3.81m x 2.77m)

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

Bedroom Six

11'11" x 9'1" (3.65m x 2.78m)

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

Bathroom

8'8" x 6'10" (2.66m x 2.10m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

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

Master Bedroom

17'10" x 15'8" (5.46m x 4.78m)

The main bedroom has carpeted flooring, three radiators, recessed spotlights, fitted wardrobes, access to the loft, access to the en-suite and three Velux window.

En-Suite

7'5" x 6'0" (2.27m x 1.84m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan and a Velux window.

Bedroom Three

18'3" x 8'10" (5.58m x 2.71m)

The third bedroom has carpeted flooring, two radiators, two in-built storage cupboards and two Velux windows.

Bathroom

10'2" x 5'2" (3.12m x 1.58m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-road parking for up to four cars, a EV charger, along with access to the detached garage. The front is further enhanced by a variety of plants and shrubs.

Rear

To the rear of the property is a beautifully enclosed landscaped garden, featuring a spacious paved patio area, a gazebo, an artificial lawn for low-maintenance, and raised beds filled with a variety of plants and shrubs, access to the garage and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest

upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G - Little coverage of 5G

Sewage – Mains Supply

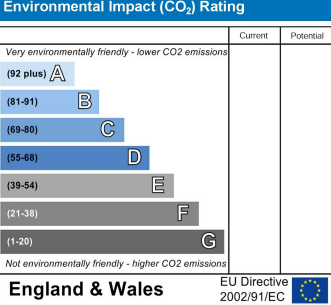
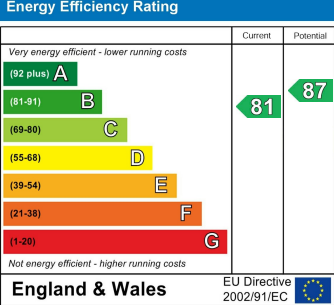
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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