

HoldenCopley

PREPARE TO BE MOVED

Stainsborough Road, Hucknall, Nottinghamshire NG15 6TT

Offers Over £380,000

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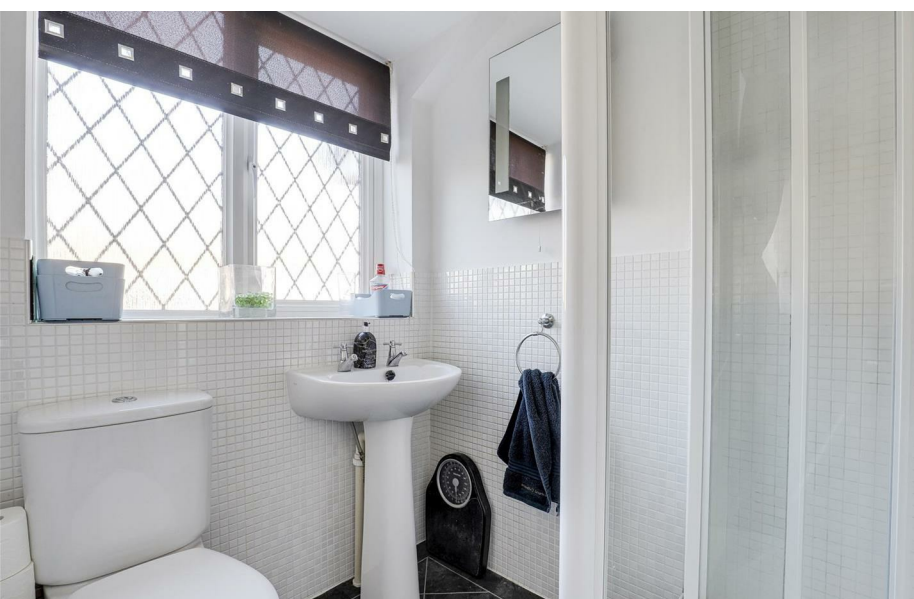


SPACIOUS DETACHED FAMILY HOME...

This well-presented four-bedroom detached house offers a perfect blend of modern living and family comfort. Situated in a quiet residential area, the property enjoys close proximity to local amenities, the countryside, and excellent commuting links via the M1. Upon entering, the welcoming hallway leads to a bright and inviting reception room. At the heart of the home is the stunning, modern kitchen-diner—a generous space designed for cooking, family meals, and entertaining. This room is bathed in natural light, thanks to Velux windows and large bifold doors that open onto the rear garden, creating a perfect indoor-outdoor flow. A convenient ground-floor W/C completes this level. Upstairs, the property features four double bedrooms, each thoughtfully designed with built-in wardrobes for ample storage. The brand-new carpets throughout this level add a fresh and modern feel. The main bedroom benefits from a private en-suite, while a stylish family bathroom serves the remaining bedrooms. Outside, the front of the property boasts a driveway with off-road parking for multiple vehicles, access to the garage, and a well-maintained garden featuring a variety of plants and shrubs. The south-facing rear garden is a standout feature, offering a large decked seating area, a charming water feature, and further greenery, making it a perfect space to relax or entertain outdoors.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Reception Room
- Spacious Modern Kitchen
Diner
- Ground Floor W/C
- Stylish En-Suite & Family
Bathroom
- Driveway & Garage
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has an entrance matting with solid oak flooring and carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

18'3" x 15'3" (5.57m x 4.66m)

The living room has solid oak flooring, two radiators, ceiling coving, a feature fireplace, double internal doors opening to the kitchen diner and a UPVC double-glazed bow window to the front elevation.

Kitchen Diner

23'4" x 19'9" (7.12m x 6.04m)

The kitchen diner has a range of fitted base and floor-to-ceiling units with 70mm solid oak worktops and a breakfast island, a Belfast sink with draining grooves and a swan neck mixer tap, recessed LED plinth lighting, an integrated ceramic five zone hob, a double oven, a microwave and dishwasher, partially tiled walls, two vertical radiators, recessed spotlights, karndeian flooring, three Velux windows, two UPVC double-glazed windows to the rear and side elevations, a single UPVC door providing access to the side of the property and bifold doors opening out to the rear garden.

Hall

The hall has karndeian flooring, a radiator and internal access to the garage.

W/C

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, a tiled splash back, karndeian flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted floorin, access to the first floor accommodation and access to the loft.

Master Bedroom

11'10" x 12'2" (3.62m x 3.72m)

The main bedroom has carpeted flooring, a radiator, an in-built sliding door wardrobes, an in-built storage cupboard, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'3" x 4'8" (1.93m x 1.44m)

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

Bedroom Two

11'8" x 8'8" (3.56m x 2.65m)

The second bedroom has carpeted flooring, a radiator, an in-built sliding door wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Three

15'0" x 8'0" (4.58m x 2.46m)

The third bedroom has carpeted flooring, a radiator, an in-built sliding door wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Four

11'1" x 8'0" (3.40m x 2.46m)

The fourth bedroom has carpeted flooring, a radiator, an in-built sliding door wardrobe and a UPVC double-glazed window to the rear elevation.

Bathroom

8'5" x 6'2" (2.58m x 1.88m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a freestanding double-ended bath with a freestanding swan neck mixer tap and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, tiled walls, recessed spotlights, karndeian flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a resin driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a variety of plants and shrubs and hedge borders.

Garage

18'3" x 8'0" (5.57m x 2.46m)

The garage has courtesy lighting, power supply, fitted base and wall units with a worktop, space and plumbing for a washing machine & tumble dryer and an up-and-over door.

Rear

To the rear of the property is an enclosed south-facing garden with a large decked seating area, a water feature, raised beds with plants and shrubs, a shed, hedge borders and fence panelling boundaries.

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

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 – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Some coverage of Voice, 4G & 5G

Sewage – Mains Supply

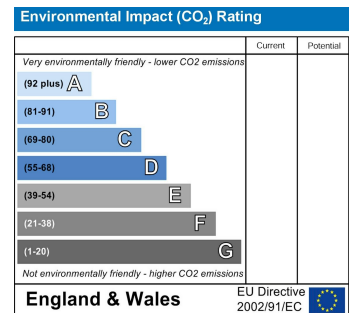
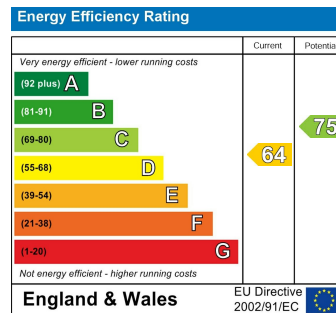
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk