

HoldenCopley

PREPARE TO BE MOVED

Kestrel Grove, Hucknall, Nottinghamshire NG15 6UU

Guide Price £375,000

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GUIDE PRICE £375,000-£400,000

NO UPWARD CHAIN..

This beautifully presented five-bedroom detached home, situated in a highly sought-after location, is an ideal opportunity for a growing family looking to move straight in. Offered with no upward chain, this spacious three-storey property provides a fantastic balance of modern living and practicality, with generous rooms, multiple bathrooms, and a well-maintained outdoor space. Upon entering the property, you are welcomed by a bright and airy hallway, providing access to a ground floor W.C., a spacious living room, a separate dining room, and a well-appointed fitted kitchen. The kitchen offers ample storage and workspace, with convenient access to the rear garden. The first floor features three generously sized double bedrooms, including the master bedroom, which benefits from its own private en-suite bathroom. A stylish and modern three-piece family bathroom serves the additional bedrooms on this level. Moving up to the second floor, you will find two further double bedrooms, one of which enjoys the added benefit of a private en-suite. This additional living space is ideal for guests, older children, or those who require a home office or study area. Externally, the property boasts a lawned front garden, a private driveway leading to the double garage, and gated side access to the south-facing rear garden. The rear garden is fully enclosed with fence panel boundaries, offering privacy and security. Featuring an artificial lawn, security lighting, and a thoughtfully designed layout, this outdoor space is low-maintenance and perfect for both relaxing and entertaining.

MUST BE VIEWED





- Detached House
- Five Double Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-Suites
- Double Garage & Driveway
- South Facing Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

14'2" x 6'0" (4.32 x 1.83)
The hallway has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

W/C

5'7" x 2'8" (1.71 x 0.83)
This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and tiled flooring.

Living Room

20'5" x 10'8" (6.24 x 3.26)
The living room has four UPVC double glazed windows to the front and rear elevation, a TV point, two radiators, carpeted flooring, and double French doors opening to the rear garden.

Dining Room

11'10" x 10'7" (3.63 x 3.23)
The dining room has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Kitchen

16'9" x 11'11" (5.13 x 3.65)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas hob and extractor fan, an integrated fridge freezer, an integrated washing machine and dishwasher, space for a dining table, a radiator, recessed spotlights, tiled flooring, two UPVC double glazed windows to the rear elevation, a door opening to the rear garden.

FIRST FLOOR

Landing

15'1" x 5'10" (4.61 x 1.80)
The landing has a UPVC double glazed windows to the front elevation, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

12'0" x 10'8" (3.68 x 3.27)
The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, a TV point, double fitted wardrobes, carpeted flooring, and access into the en-suite.

En-suite

6'5" x 7'3" (1.96 x 2.21)
The en-suite has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Four

10'11" x 10'5" (3.34 x 3.20)
The fourth bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Five

13'6" x 9'84"3" (4.14 x 300)
The fifth bedroom has two UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'6" x 5'11" (2.29 x 1.81)
The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central mixer taps and a handheld shower fixture, an extractor fan, a heated towel rail, partially tiled walls, and tiled flooring.

SECOND FLOOR

Landing

6'9" x 6'7" (2.08 x 2.03)
The landing has a Velux window, an in-built cupboard, a radiator, carpeted flooring, and access to the second floor accommodation.

Bedroom Two

13'5" x 12'0" (4.10 x 3.67)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'6" x 5'7" (2.29 x 1.72)
The en-suite has a Velux windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

Bedroom Three

17'11" x 10'11" (5.47 x 3.34)
The third bedroom has a UPVC double glazed window to the front elevation, a Velux window, two radiators, access into the boarded loft, carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway with access into the garage, and access to the rear garden.

Double Garage

The double garage has a door opening to the rear garden, ample storage, and an up-and-over door opening on to the driveway.

Rear

To the rear of the property is an enclosed south facing garden with security lighting, artificial lawn, a fence panelled boundary, 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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Mostly 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.

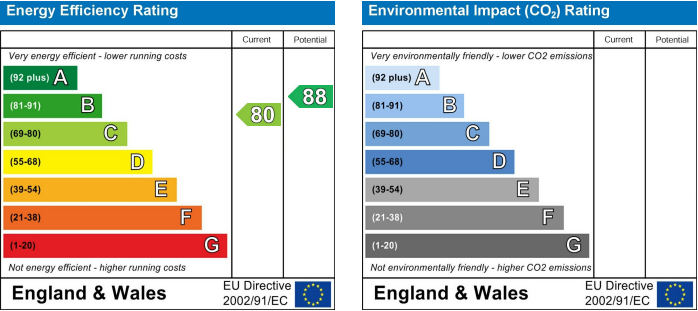
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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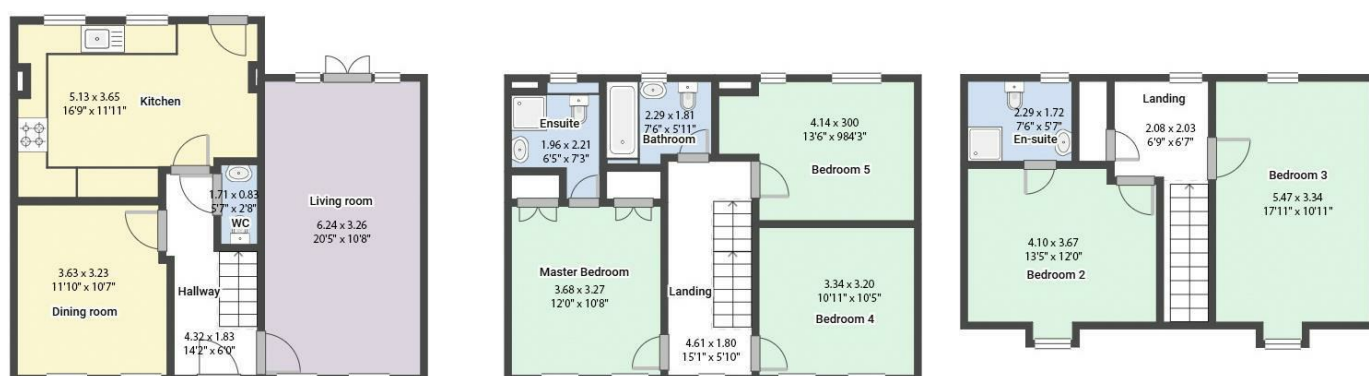
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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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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