

HoldenCopley

PREPARE TO BE MOVED

Haslemere Road, Bobbersmill, Nottinghamshire NG8 5GJ

Offers Over £375,000

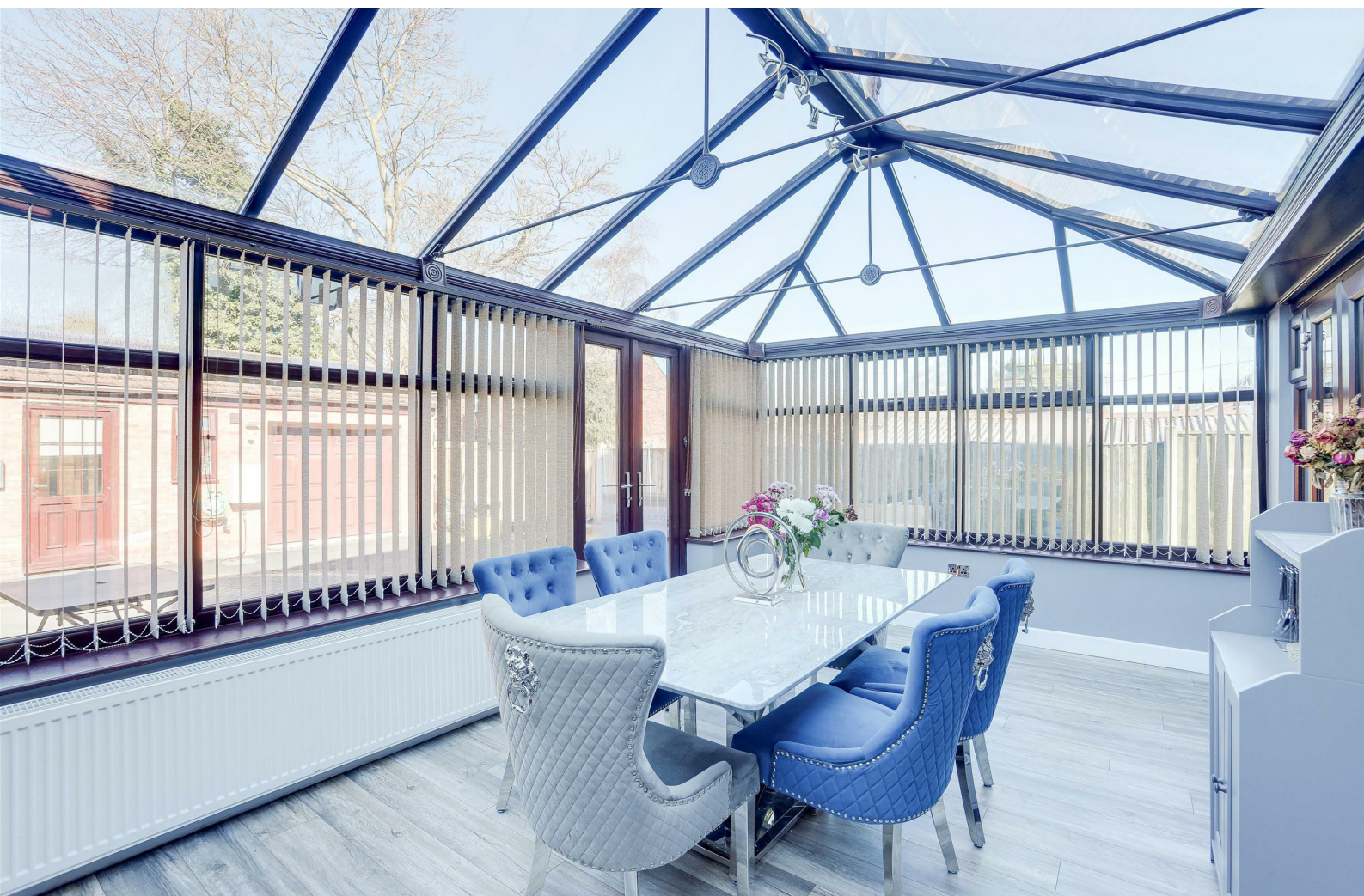
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FOUR BEDROOM SEMI-DETACHED HOUSE WITH ONE BEDROOM ANNEXE...

This four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families or multi-generational living. Externally insulated approximately three years ago, the property ensures enhanced energy efficiency and year-round comfort. Situated in a well-connected location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor boasts a porch leading into a entrance hall, complemented by a convenient W/C. The bay-fronted sitting room provides a cozy retreat, while the separate living room features a gas fireplace, perfect for relaxing evenings. A modern fitted kitchen, complete with integrated appliances, luxurious underfloor heating and a pantry, seamlessly flows into the conservatory, which benefits from a stunning glass roof, allowing natural light to flood the space. The first floor comprises three well-proportioned bedrooms, all served by a stylish four-piece bathroom suite. The second floor is dedicated to the impressive master suite, featuring a walk-in wardrobe and a private three-piece bathroom, offering a secluded space. Externally, the property boasts a generous driveway providing ample off-road parking. To the rear, the private, low-maintenance garden features a block-paved patio, a detached garage, and the added benefit of a self-contained one-bedroom annexe, ideal for extended family members, guests, or potential rental income. With its spacious layout, modern features, and fantastic location, this home is perfect for families looking for long-term comfort or buyers requiring additional space for relatives or home-working needs.

MUST BE VIEWED





- Semi-Detached House
- One Bedroom Annexe
- Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances & A Pantry
- Two Reception Rooms & Conservatory
- Ground Floor W/C
- Two Bathrooms
- Driveway & Garage
- Private Low Maintenance Rear Garden
- Owned Solar Panels





GROUND FLOOR

Porch

7'4" x 2'7" (2.26m x 0.81m)

The porch has an entrance matt, recessed spotlights and a UPVC single door providing access into the accommodation.

Entrance Hall

15'5" x 7'10" (4.72m x 2.39m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, coving, a circular stained glass window to the side elevation and a single composite door with stained glass windows.

W/C

4'6" x 2'5" (1.39m x 0.75m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring and walls and an extractor fan.

Sitting Room

15'11" into bay x 11'10" (4.86m into bay x 3.63m)

The sitting room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a TV point, recessed spotlights and coving.

Living room

20'6" x 11'6" (6.25m x 3.51m)

The living room has wood-effect flooring, a radiator, a gas fireplace with a decorative surround, a TV point, recessed spotlights, coving and UPVC double French doors with windows providing access into the conservatory.

Conservatory

19'4" x 10'9" (5.90m x 3.28m)

The conservatory has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, a glass roof and UPVC double French doors providing access out to the garden.

Kitchen

15'8" x 7'6" (4.78m x 2.29m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, microwave, dishwasher, fridge, freezer and washing machine, an inset double sink with draining grooves either side, an integrated oven with a gas hob and an extractor hood, wood-effect flooring with underfloor heating, a vertical radiator, a pantry, recessed spotlights, a UPVC double-glazed window to the side elevation and UPVC double French doors providing access into the conservatory.

FIRST FLOOR

Landing

8'9" x 2'6" (2.67m x 0.78m)

The landing has a UPVC double-glazed stained glass window to the side elevation, carpeted flooring, an under the stairs cupboard, recessed spotlights, coving and provides access to the first floor accommodation.

Bedroom Two

16'2" into bay x 11'11" (4.93m into bay x 3.64m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards, bedside tables and drawers.

Bedroom Three

12'1" x 11'11" (3.70m x 3.64m)

The third bedroom has a single UPVC door with UPVC double-glazed windows to the rear elevation, carpeted flooring, fitted cupboards with bedside tables and drawers and a vertical radiator.

Bedroom Four

8'5" x 7'9" (2.58m x 2.37m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted wardrobe with drawers, over the head cupboards and a dressing table.

Bathroom

8'0" x 7'8" (2.46m x 2.34m)

The bathroom has a wall-mounted concealed dual flush W/C, a wash basin with fitted storage, a fitted bath with jacuzzi jets, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, recessed wall alcoves, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

10'3" x 4'10" (3.14m x 1.48m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and provides access to the second floor accommodation.

Master Bedroom

15'3" x 9'11" (4.67m x 3.04m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a vertical radiator, recessed spotlights and access into the walk in wardrobe.

Walk In Wardrobe

10'2" x 5'4" approx (3.10m x 1.65m approx)

The walk in wardrobe has wood-effect flooring, lighting and eaves storage.

Bathroom

8'8" max x 7'8" (2.65m max x 2.34m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway and double iron gates providing rear access.

Rear

To the rear is a private low maintenance garden with a block paved patio, an outdoor tap, an annexe and a garage.

Annexe Room

14'6" max x 14'4" (4.44m max x 4.38m)

The annexe room has a UPVC double-glazed window, a radiator, space and plumbing for a kitchen, an extractor hood and a single UPVC door providing access into the accommodation.

Annexe Wet Room

6'3" x 4'2" (1.91m x 1.28m)

The annexe wet room has a low level flush W/C, a wall-mounted wash basin, a wet room style area with an electric shower, tiled walls, an extractor fan and a UPVC double-glazed obscure window.

Garage

14'6" x 9'3" (4.42m x 2.84m)

The garage has an electric garage door and a single door providing access into the annexe.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

House: Council Tax Band Rating - Nottingham City Council - Band B

Annexe registered as 18a: Council Tax Band Rating - Nottingham City Council - Band A

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.

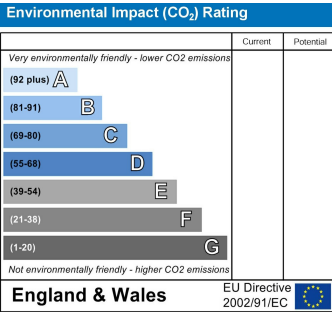
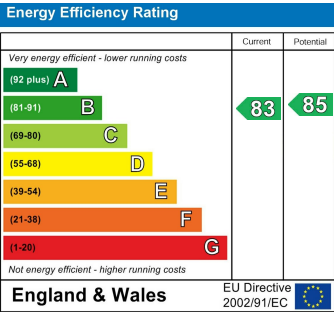
The vendor has advised the following:

Property Tenure is Freehold

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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

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