

HoldenCopley

PREPARE TO BE MOVED

Ryknield Road, Hucknall, Nottinghamshire NG15 8GN

Asking Price £425,000 - £450,000

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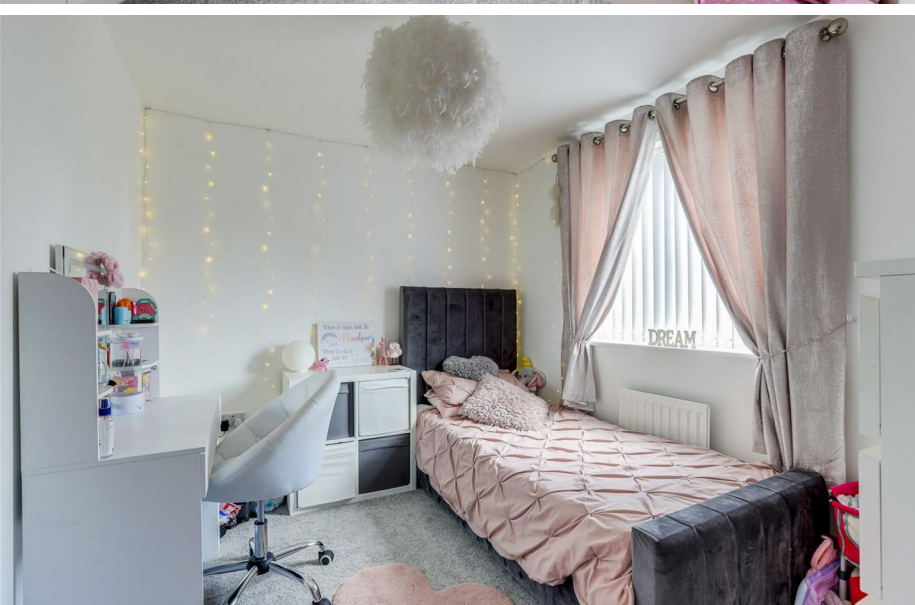


DETACHED FAMILY HOME...

We are delighted to present this spacious and beautifully presented detached house, ideally located within a sought-after area offering easy access to Hucknall town centre, with its excellent range of shops, schools, amenities, and transport links. Upon entering the property, you are greeted by an inviting entrance hall providing access to a generous open-plan living and dining room, perfect for relaxing and entertaining. The modern fitted kitchen diner is a true highlight, complete with a breakfast bar, integrated appliances, and double French doors leading out to the rear garden. The ground floor further benefits from a useful utility room, a study ideal for home working, and a convenient W/C. Ascending to the first floor, you will find four well-proportioned bedrooms. The principal bedroom boasts fitted wardrobes and a private en-suite, while the remaining bedrooms are serviced by a stylish four-piece family bathroom suite. The second floor offers two additional spacious bedrooms, including a large master suite featuring a modern en-suite bathroom, providing flexible living accommodation ideal for growing families. Externally, the property enjoys a low-maintenance front lawn, a paved driveway to the side offering off-street parking, and a detached garage. To the rear, there is a beautifully maintained, south-facing enclosed garden featuring a patio seating area, a well-kept lawn, mature planted borders with a variety of shrubs and plants, and secure gated access perfect for families and outdoor entertaining.

MUST BE VIEWED





- Detached Family Home
- Six Bedrooms
- Three Storey
- Two Reception Rooms
- Modern Kitchen Diner
- Bathroom & Two En-Suites
- Off Road Parking & Two Garages
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 6'5" (max) (3.91m x 1.97m (max))

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

W/C

5'9" x 3'0" (1.77m x 0.92m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and LVT flooring.

Living/Dining Room

23'3" x 11'7" (7.09m x 3.55m)

The living/dining room has two UPVC double glazed windows to the front and rear elevation, two radiators, a TV point, and carpeted flooring.

Kitchen/Diner

16'11" x 10'1" (5.17m x 3.09m (max))

The kitchen/diner has a range of modern fitted base and wall units with Quartz worktop and breakfast bar, a composite sink and half, two integrated ovens, an Induction hob and extractor fan, an integrated dishwasher, space for a fridge freezer, recessed spotlights, a radiator, Karndean flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Utility Room

6'11" x 5'9" (2.12m x 1.77m)

The utility room has wall units, a Quartz worktop with an under-mounted sink, swan neck mixer tap and integrated drainer grooves, space and plumbing for a washing machine, space for a tumble dryer, a radiator, Karndean flooring, and a single door providing access to the side elevation.

Study

10'3" x 8'4" (3.13m x 2.56m)

The study has a UPVC double glazed window to the front elevation, a radiator, and solid oak flooring.

FIRST FLOOR

Landing

17'11" x 6'5" (max) (5.47m x 1.97m (max))

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom Three

14'7" x 11'7" (4.45m x 3.55m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, a range of fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

6'5" x 6'3" (max) (1.96m x 1.92m (max))

The en-suite has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Four

11'7" x 8'4" (max) (3.54m x 2.56m (max))

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

Bedroom Five

10'3" x 7'11" (3.13m x 2.42m)

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

Bedroom Six

10'3" x 8'5" (max) (3.13m x 2.59m (max))

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

Bathroom

10'3" x 6'3" (max) (3.13m x 1.92m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

Upper Landing

9'6" x 6'5" (max) (2.92m x 1.98m (max))

The upper landing has carpeted flooring, a radiator, access into the boarded loft with lighting, and access to the second floor accommodation.

SECOND FLOOR

Bedroom One

13'6" x 12'4" (max) (4.12m x 3.78m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

10'2" x 7'6" (max) (3.12m x 2.31m (max))

The en-suite has a Velux window, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, partially tiled walls, and wood-effect flooring.

Bedroom Two

20'3" x 11'9" (max) (6.18m x 3.60m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a Velux window, eaves storage, two radiators, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small lawn, to the side of the property is a paved driveway leading two the garage, and access to the rear garden.

Garage One

17'1" x 8'7" (5.21m x 2.64m)

The first garage has ample storage, and an up-and-over door opening out to the driveway.

Garage Two

16'10" x 8'4" (5.15m x 2.55m)

The second garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed south-facing garden with a patio area, a lawn, planted borders with various planted shrubs, bushes an plants, 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 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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.

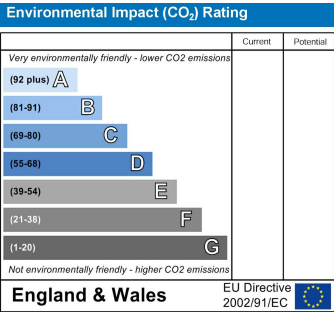
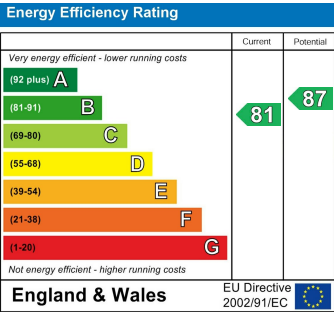
The vendor has advised the following:
Property Tenure is Freehold

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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 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.



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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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