

HoldenCopley

PREPARE TO BE MOVED

Hobben Crescent, Hucknall, Nottinghamshire NG15 8HN

Offers Over £410,000 - £400,000

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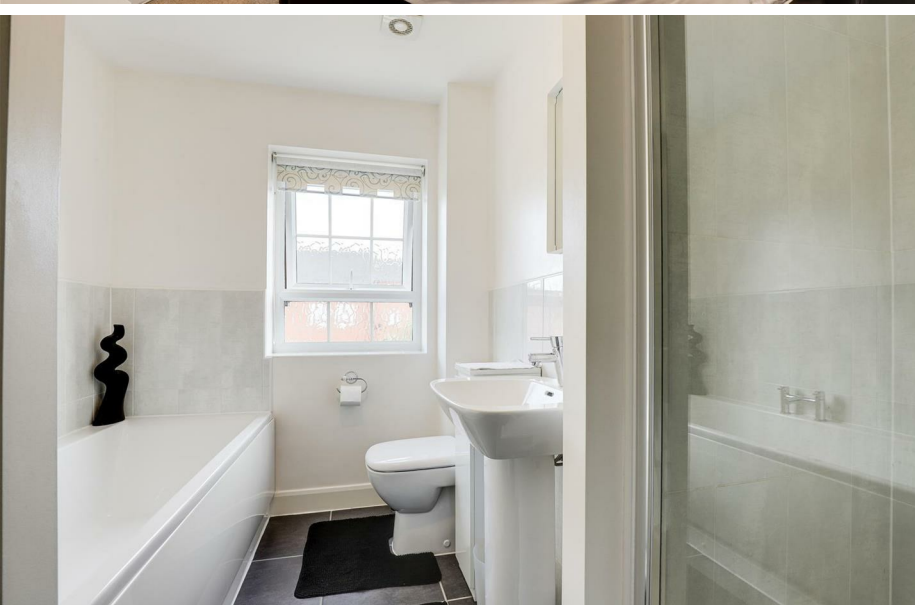


THE PERFECT FAMILY HOME...

This five-bedroom detached house with a separate study would make the perfect family home, benefiting from spacious accommodation throughout whilst being exceptionally well-presented and ready to move straight into. Situated in the heart of a popular residential development, the property is within easy reach of well-served bus, tram and train links, along with a wide range of excellent amenities and facilities, including highly regarded schools and local shops. The commute is convenient, with the tram taking around 26 minutes to the City Centre and the train just 15 minutes. To the ground floor, there is a large entrance hall, a family-sized living room, a modern fitted kitchen with space for a dining table, a utility room, and a W/C. The first floor offers four good-sized bedrooms, all of which feature fitted wardrobes, and are serviced by a four-piece family bathroom suite, with the second bedroom benefiting from an en-suite. The second floor comprises two further bedrooms, both with fitted wardrobes, including the master bedroom which has its own en-suite. This floor also benefits from air conditioning, adding to the comfort of the home. Outside, to the front of the property is a large driveway with access to the garage, providing off-road parking for multiple vehicles. To the rear is a great-sized garden featuring a stone-paved seating area and a well-maintained lawn, perfect for relaxing or entertaining.

MUST BE VIEWED





- Detached House
- Six Bedrooms
- Family-Sized Living Room
- Open Plan Kitchen Diner
- Four-Piece Bathroom Suite
- Two En-Suites
- Private Enclosed Garden
- Ample Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'1" x 18'7" (1.87m x 5.67m)
The entrance hall has carpeted flooring, an in-built cupboard, a radiator and a single UPVC door providing access into the accommodation

Living Room

19'1" x 10'7" (5.83m x 3.23m)
The living room has carpeted flooring, a TV point, two radiators and a UPVC double glazed bay window to the front elevation

Kitchen

15'6" (max) x 19'9" (max) (4.73m (max) x 6.03m (max))
The kitchen has tiled flooring, a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated dishwasher, space for a fridge freezer, space for a dining table, recessed spotlights, a radiator, UPVC double glazed windows to the rear elevation and double French doors providing access to the rear garden

Utility Room

6'1" x 7'3" (1.86m x 2.22m)
The utility room has tiled flooring, a range of fitted base and wall units, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, space for a dryer, a radiator and a single UPVC door providing access to the rear garden

W/C

5'8" x 2'8" (1.73m x 0.83m)
This space has tiled flooring, a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, tiled splashback and a radiator

FIRST FLOOR

Landing

2'11" x 15'7" (0.89m x 4.77m)
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Bedroom Two

10'7" x 10'3" (3.24m x 3.13m)
The second bedroom has carpeted flooring, fitted wardrobes, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

En-Suite

6'7" x 2'11" (2.03m x 0.90m)
The en-suite has tiled flooring, a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a heated towel rail and a UPVC double glazed window to the side elevation

Bedroom Three

13'8" x 9'6" (4.17m x 2.90m)
The third bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

11'11" x 8'10" (3.64m x 2.71m)
The fourth bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double glazed window to the front elevation

Bedroom Five

9'8" x 10'5" (max) (2.95m x 3.19m (max))
The fifth bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

3'6" x 9'6" (1.09m x 2.90m)
The bathroom has tiled flooring, a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with central taps, a fitted shower enclosure with a wall-mounted shower fixture, a heated towel rail, partially tiled walls and a UPVC double glazed window to the rear elevation

SECOND FLOOR

Bedroom One

14'8" (max) x 17'0" (max) (4.48m (max) x 5.20m (max))
The main bedroom has carpeted flooring, fitted wardrobes, access to the en-suite, a radiator, recessed spotlights and three Velux windows. The Second Floor also benefits from Air Conditioning

En-Suite Two

8'10" x 5'6" (2.71m x 1.70m)
The second en-suite has tiled flooring, a low level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with central taps, a fitted shower enclosure with a wall-mounted shower fixture, partially tiled walls and a Velux window

Bedroom Six

8'3" x 8'10" (2.54m x 2.71m)
The sixth bedroom has carpeted flooring, in-built wardrobes, a radiator, recessed spotlights and a Velux window. The Second Floor also benefits from Air Conditioning

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing off-road parking for multiple cars and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved seating area, a well-maintained lawn, a shed, an outdoor tap, courtesy lighting, decorative plants and shrubs and panelled fencing

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 1800 Mbps and Upload Speed 220 Mbps
Phone Signal – All 4G & some 3G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Very low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

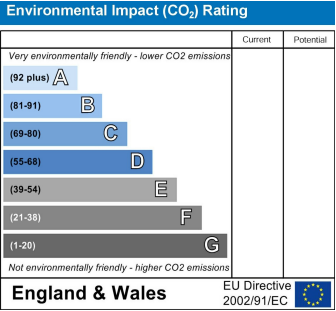
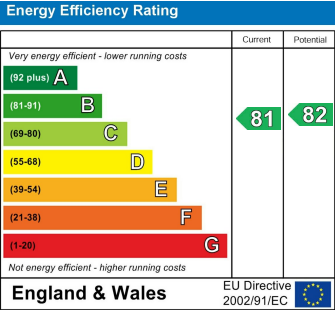
Council Tax Band Rating - Ashfield District Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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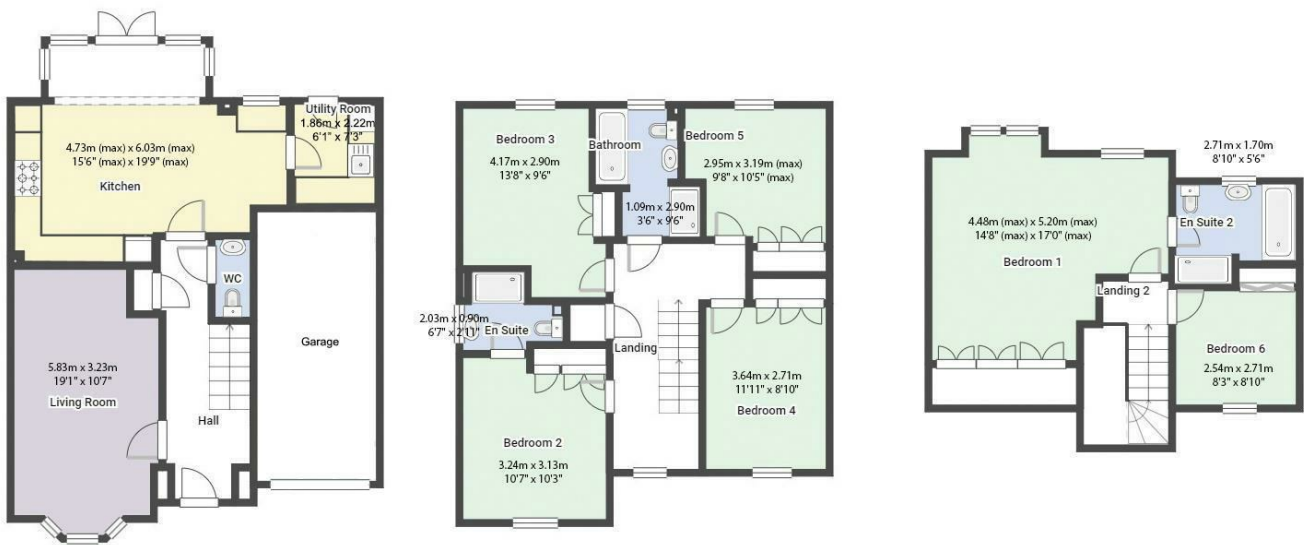
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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