

HoldenCopley

PREPARE TO BE MOVED

Falcon Way, Hucknall, Nottinghamshire NG15 8HL

Offers In The Region Of £475,000

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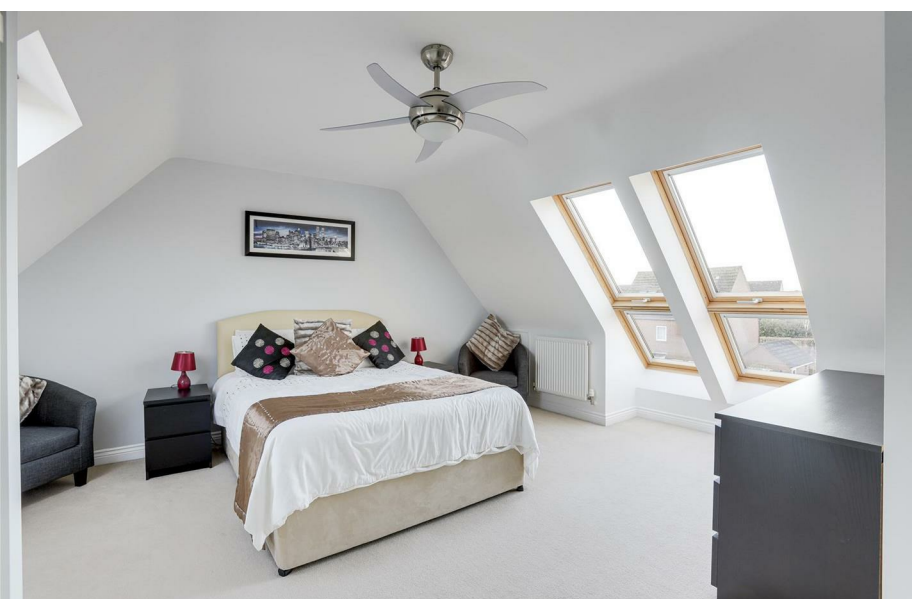


SPACIOUS THREE-STOREY DETACHED FAMILY HOME...

This well-presented detached family home offers generous and versatile accommodation throughout, making it the ideal choice for a growing family looking for a property they can move straight into. Situated in a popular and convenient location, the home is within easy reach of local shops, great schools and a range of transport links. The ground floor boasts a spacious living room with double French doors opening out to the rear garden, a versatile family room, a fitted kitchen-diner perfect for everyday meals and entertaining, a useful utility room and a W/C. The first floor offers four double bedrooms, including a master bedroom benefitting from its own en-suite, along with a four-piece family bathroom. The second floor provides two further double bedrooms, one enjoying an en-suite, as well as an additional three-piece bathroom and loft access. Outside, the property features a generous driveway to the side with parking for up to four vehicles, an electric vehicle charging point and a detached double garage. The private rear garden offers a fantastic space for relaxing or entertaining, complete with paved patio seating areas, a well-maintained lawn and a useful shed.

MUST BE VIEWED





- Detached House
- Six Double Bedrooms
- Well Appointed Fitted Kitchen-Diner
- Two Spacious Reception Rooms
- Ground Floor W/C & Utility Room
- Two Family Bathrooms & Two En-Suites
- Off-Road Parking, Detached Double Garage & EV Charger
- Private Enclosed Rear Garden
- Popular Location
- Nest Smart Heating





GROUND FLOOR

Entrance Hall

12'6" x 13'0" (3.83m x 3.97m)

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

W/C

5'10" x3'2" (1.78m x0.99m)

This space has a low level flush W/C, a pedestal wash basin, laminate flooring, a radiator, a partially tiled wall and a UPVC double-glazed obscure window to the side elevation.

Family Room

9'3" x 9'3" (2.84m x 2.82m)

The family room has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

Kitchen

21'5" x 14'11" (6.54m x 4.56m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a breakfast bar and a matching kitchen island, an integrated double oven, a fridge-freezer and a dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, tiled flooring, space for a dining table, three radiators, recessed spotlights, a UPVC double-glazed bay window to the front elevation and UPVC double French doors providing access out to the garden.

Utility Room

7'11" x 5'8" (2.42m x 1.74m)

The utility room has fitted shaker style base units with a worktop, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer, tiled flooring, a radiator, an extractor fan and a single composite door providing access out to the garden.

Living Room

19'11" x 13'11" (6.08m x 4.26m)

The living room has a UPVC double-glazed bay window to the side elevation, UPVC double-glazed windows to the rear and side elevations, carpeted flooring, two radiators and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

13'9" x 12'10" (4.21m x 3.93m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two built-in cupboards and provides access to the first floor accommodation.

Master Bedroom

19'2" x 13'10" (5.85m x 4.22m)

The main bedroom has UPVC double-glazed windows to the side elevations, carpeted flooring, two radiators, built-in floor to ceiling wardrobes and access into the en-suite.

En-Suite

8'2" x6'11" (2.51m x2.12m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

12'5" x 9'2" (3.79m x 2.81m)

The third bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring and a radiator.

Bedroom Four

11'10" x9'2" (3.63m x2.80m)

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

Bedroom Five

15'8" x9'4" (4.78m x2.87m)

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

Bathroom

8'5" x 6'11" (2.57m x 2.11m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

9'6" x8'0" (2.91 x2.44m)

The landing has a skylight window, carpeted flooring, eaves storage, access into the loft and provides access to the second floor accommodation.

Bedroom Two

17'10" x17'6" (5.44m x5.35m)

The second bedroom has skylight windows, carpeted flooring, three radiators, eaves storage, built-in wardrobes and access into the en-suite.

En-Suite

9'7" x 4'7" (2.93m x 1.40m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, an extractor fan and a skylight window.

Bedroom Six

20'8" x9'7" (6.31m x2.94m)

The sixth bedroom has skylight windows, carpeted flooring, two radiators and two built-in cupboards.

Bathroom

10'3" x 5'1" (3.14m x 1.57m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, an extractor fan and UPVC double-glazed window to the side elevation.

OUTSIDE

Outside there is a driveway to the side of the property with space for up to four vehicles, an electric vehicle charging point, an outdoor power point, a detached double garage and a private rear garden with paved patio seating areas, a lawn, a shed, courtesy lighting, an outdoor tap, an outdoor power point and fence-panelled boundaries.

Garage

18'0" x 17'9" (5.51m x 5.42m)

The garage has lighting, power points, access to a partially boarded loft space, two up and over garage doors and a single door providing access out to the rear garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps
- Phone Signal – All 4G & some 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

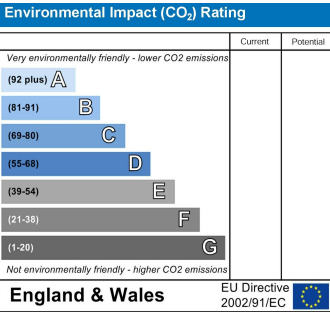
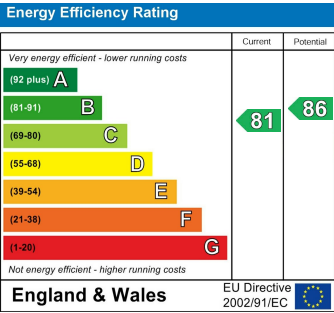
Council Tax Band Rating - Ashfield District Council - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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This floorplan is for illustrative purposes only.

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