

HoldenCopley

PREPARE TO BE MOVED

Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

Offers Over £310,000

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SIMPLY STUNNING...

This newly built four bedroom detached house not only boasts spacious accommodation fit for any growing family but it is also exceptionally well presented, ready to move straight into!

Situated in a quiet location in the much desired Sandlands park with easy access to the M1 and within reach of the various local amenities Hucknall has to offer including excellent schools and transport links into Nottingham City Centre. To the ground floor is an entrance hall, a spacious living room, an open plan kitchen diner, a utility room, a ground floor W/C and an internal garage. To the first floor are four double bedrooms serviced by a three piece bathroom suite with the fourth bedroom benefitting from an en-suite and a dressing area. Outside to the front of the property is a garage and a large block paved driveway providing ample off road parking and to the rear is a generous sized garden.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Modern Kitchen Diner
- Utility & W/C
- Four Piece Bathroom Suite
- En-Suite
- Private Enclosed Garden
- Driveway & Internal Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 4'7" (4.5 x 1.4)

The entrance hall has carpeted flooring, a wall mounted radiator, a wall mounted thermostat, provides access into the accommodation and to the internal garage

Internal Garage

The garage has a wall mounted boiler, a wall mounted consumer unit and provides additional storage space

Living Room

10'2" x 17'3" (3.10m x 5.26m)

The living room has carpeted flooring, a wall mounted radiator, a wall mounted thermostat, a TV point and a UPVC double glazed bay window to the front elevation

Kitchen

10'6" x 11'0" (3.20m x 3.35m)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with wood effect worktops, an integrated oven with a gas hob and extractor hood, an integrated dishwasher, a stainless steel sink and a half with mixer taps and a drainer, space for a fridge freezer, recessed spotlights and a UPVC double glazed window to the rear elevation

Dining Room

14'1" x 8'10" (4.3 x 2.7)

The dining room has tiled flooring, a wall mounted radiator, a range of UPVC double glazed windows and double French doors leading to the rear garden

Utility Room

5'4" x 7'2" (1.63m x 2.18m)

The utility room has tiled flooring, a wall mounted radiator, a wood effect worktop, space and plumbing for a washing machine, space for a tumble dryer, access to the W/C and a single door leading to the rear garden

W/C

5'2" x 2'11" (1.6 x 0.9)

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

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall mounted radiator, a built-in cupboard, a loft hatch, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

10'9" x 9'10" (3.3 x 3.0)

The main bedroom has carpeted flooring, a wall mounted radiator, a UPVC double glazed window to the rear elevation and an open archway leading into the dressing area

Dressing Area

5'11" x 4'8" (1.80m x 1.42m)

The dressing area has carpeted flooring, a three door sliding wardrobe and recessed spotlights

En-Suite

5'9" x 5'11" (1.75m x 1.80m)

This space has tiled flooring, a wall mounted radiator, partially tiled walls, a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a rainfall shower, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

8'8" x 10'9" (2.64m x 3.28m)

The second bedroom has carpeted floor, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

13'3" x 9'7" (4.04m x 2.92m)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

8'6" x 6'11" (2.59m x 2.11m)

The bathroom has tiled flooring, a wall mounted radiator, partially tiled walls, a low level flush W/C, a pedestal wash basin, a shower enclosure, a panelled bath, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Four

8'8" x 11'3" (2.64m x 3.43m)

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

OUTSIDE

Front

To the front of the property is a lawned garden, a large block paved driveway, a garage, courtesy lighting, a range of plants and shrubs and gated access to the rear garden

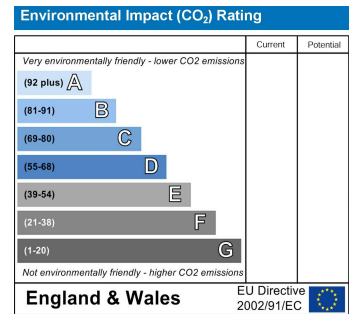
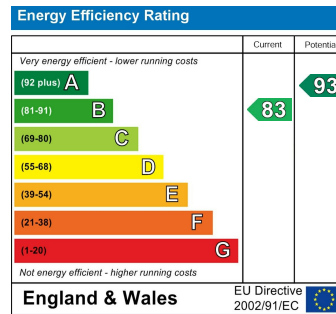
Rear

To the rear of the property is a generous sized garden with a lawn, a patio area, panelled fencing and a range of plants and shrubs

DISCLAIMER

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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.





Approx. Gross Internal Area of the Ground floor:
709.66 Sq Ft - 65.93 Sq M
Approx. Gross Internal Area of the Entire Property:
1334.29 Sq Ft - 123.96 Sq M

Approx. Gross Internal Area of the 1st floor:
624.63 Sq Ft - 58.03 Sq M
Approx. Gross Internal Area of the Entire Property:
1334.29 Sq Ft - 123.96 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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