

# HoldenCopley

PREPARE TO BE MOVED

Portland Park Close, Hucknall, Nottinghamshire NG15 6NP

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Asking Price £350,000

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## ROOM FOR THE WHOLE FAMILY...

This substantially sized extended detached house is situated in a quiet cul-de-sac location within reach of regular bus and train services, excellent schools and the various local amenities that Hucknall has to offer. This property benefits from offering a wealth of space both inside and out whilst being exceptionally well presented, perfect for any growing families. To the ground floor is an entrance hall, a W/C, a large 'L' shaped living room with a sliding patio door to the conservatory complete with a fitted kitchen and utility. The first floor carries three generous sized bedrooms and a single bedroom serviced by two modern bathroom suites. Outside to the front is a driveway with access into the garage providing ample off road parking for multiple vehicles and to the rear is a well maintained north-facing garden.

MUST BE VIEWED







- Extended Detached House
- Four Bedrooms
- Two Bathroom Suites
- Large Living Room
- Conservatory
- Fitted Kitchen
- Ground Floor W/C
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate flooring, coving to the ceiling, carpeted stairs, a radiator and a UPVC double glazed frosted glass window and front door providing access into the accommodation

### W/C

4'11" x 3'7" (1.5 x 1.1)

This space has a low level dual flush W/C, a wall mounted wash basin with a mono mixer tap, a radiator, laminate flooring, partially tiled walls and a UPVC double glazed window to the front elevation

### Kitchen

12'9" x 10'5" (3.9 x 3.2)

The kitchen has a range of fitted base and wall units with rolled edge worktops and breakfast bar, a stainless steel sink and a half with a movable mixer tap and drainer, space for a range cooker, an extractor fan, space and plumbing for a dishwasher a radiator, ceramic tiled flooring, tiled splash back, a UPVC double glazed window to the rear elevation and open plan to the utility area

### Utility

9'10" x 7'10" (3.0 x 2.4)

The utility area has fitted base and wall units with rolled edge worktops, space and plumbing for a washing machine, space for a fridge freezer, ceramic tiled flooring, a radiator, a UPVC double glazed obscure window to the side elevation, a UPVC double glazed window to the rear elevation and a UPVC door providing access to the rear garden

### Living Room

24'3" x 17'4" (7.4 x 5.3)

The 'L' shaped living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, two radiators, space for a dining table and a sliding patio door to the conservatory

### Conservatory

12'1" x 12'1" (3.7 x 3.7)

The conservatory has laminate flooring, a radiator, a poly carbonate roof, UPVC double glazed obscure windows to the side elevation, a range of UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden

### Garage

The garage has multiple power points, lighting and an electric door

## FIRST FLOOR

### Landing

The landing has carpeted flooring, coving to the ceiling, a radiator, access to the loft with lighting via a drop down ladder and provides access to the first floor accommodation

### Master Bedroom

9'10" x 17'0" (3.0 x 5.2)

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

### En-Suite

9'10" x 4'3" (3.0 x 1.3)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a double walk in shower enclosure, a chrome heated towel rail, laminate flooring, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

### Bedroom Two

15'5" x 11'5" (4.7 x 3.5)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator and three in-built wardrobes

### Bedroom Three

13'1" x 9'2" (4.0 x 2.8)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling and an in-built wardrobe

### Bedroom Four

8'2" x 8'2" (2.5 x 2.5)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and an in-built wardrobe

### Bathroom

5'10" x 12'1" (1.8 x 3.7)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with a mono mixer tap, a bidet, a panelled bath with a handheld shower head, a radiator, a chrome heated towel rail, laminate flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a gravelled garden, decorative plants and shrubs, a block paved driveway with access into the garage and gated access to the rear garden

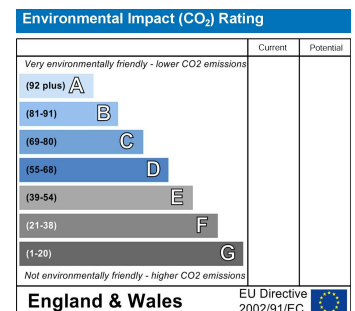
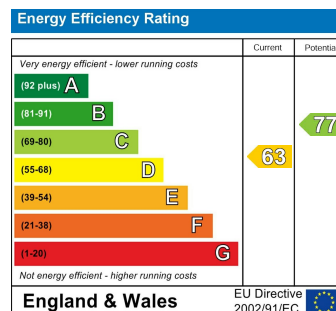
### Rear

To the rear of the property is a north-facing garden with patio, security lighting, a lawn, a range of plants and shrubs, gravelled areas, an outdoor tap, a shed and fence panelling

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# Portland Park Close, Hucknall, Nottinghamshire NG15 6NP



Approx. Gross Internal Area of the Ground floor:  
**847.12 Sq Ft - 78.7 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1626.97 Sq Ft - 151.15 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**779.85 Sq Ft - 72.45 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1626.97 Sq Ft - 151.15 Sq M**

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