

# HoldenCopley

PREPARE TO BE MOVED

High Leys Road, Hucknall, Nottinghamshire NG15 6EZ

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**Guide Price £350,000 - £360,000**

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## STUNNING EXTENDED BUNGALOW...

This detached three bedroom bungalow is well presented throughout and benefits from being extended, providing ample space for all of the family. Situated close to many local amenities such as shops, eateries and excellent transport links with tram and bus routes located nearby. The bungalow consists of a spacious living room, a conservatory, a modern kitchen diner with a separate utility area and three double bedrooms serviced by two bathrooms and an additional WC. The property also benefits from having a double garage with internal access. Outside to the front of the property is a driveway to provide ample off road parking and to the rear of the property is a private enclosed garden with a lawn and paved patio areas.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Two Bathrooms & Additional WC
- Modern Kitchen Diner
- Spacious Reception Room
- Double Garage
- Driveway
- Private Rear Garden
- Well Presented
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

8'10" × 2'7" (2.7 × 0.8)

The entrance hall has wooden flooring, a hatch to access a boarded loft, a radiator and provides access into the accommodation

### Living Room

18'4" × 13'9" (5.6 × 4.2)

The living room has vinyl flooring with underfloor heating, coving to the ceiling, wall mounted light fixtures, a TV point, two radiators, a UPVC double glazed window to the rear elevation and UPVC sliding double doors to access the conservatory

### Conservatory

8'10" × 12'9" (2.7 × 3.9)

The conservatory has wood effect flooring, wall mounted light fixtures, several UPVC double glazed windows to the rear and side elevations and UPVC double glazed French doors to access the rear of the property

### Hall

7'10" × 5'2" (2.4 × 1.6)

This space has wooden flooring

### Kitchen Diner

The kitchen/diner has tiled flooring with underfloor heating, a range of fitted base and wall unit with fitted countertops, a double Belfast sink with stainless steel mixer taps, an integrated double oven, an induction hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, a feature log burner with a tiled hearth, space for a dining table, a UPVC double glazed window to the rear elevation and access into the utility room

### Utility Room

11'1" × 7'10" (3.4 × 2.4)

The utility has tiled flooring, a range of base and wall units with fitted countertops, a sink with stainless steel taps, a newly fitted wall mounted boiler, partially tiled walls, a radiator, a UPVC double glazed window to the rear and side elevation and a UPVC door to access the side of the property

### WC

2'11" × 5'10" (0.9 × 1.8)

This space has a low level flush WC, a pedestal wash basin with tiled backsplash and a UPVC double glazed obscure window to the side elevation

### Guest Suite/ Bedroom Two

11'1" × 18'0" (3.4 × 5.5)

This bedroom has carpeted flooring, an in-built wardrobe with mirrored sliding doors, a radiator, a UPVC double glazed window to the front elevation and provides access into the en-suite

### En-Suite

4'11" × 7'2" (1.5 × 2.2)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel taps, a wet room shower with a wall mounted shower fixture, a radiator, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed window to the side elevation

### Bedroom One

20'0" × 13'1" (6.1 × 4.0)

The main bedroom has carpeted flooring, coving to the ceiling, two radiators and two UPVC double glazed bay windows to the front elevation

### Bedroom Three

13'1" × 11'1" (4.0 × 3.4)

The third bedroom has wooden flooring, coving to the ceiling, a radiator and a UPVC double glazed bay window to the front elevation

### Bathroom

8'2" × 9'10" (2.5 × 3.0)

The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a bidet, a panelled bath with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass sliding shower screens, a radiator, an extractor fan and wall mounted light fixtures

## Lean To

23'7" × 4'7" (7.2 × 1.4)

The lean to has a poly carbonate roof, access into the double garage, two UPVC doors and UPVC double glazed windows to the rear and side elevations

## Double Garage

18'0" × 17'4" (5.5 × 5.3)

The double garage has electrical points, lighting, two UPVC double glazed windows to the rear elevation and is currently being used for storage

## OUTSIDE

### Front

To the front of the property is a driveway to provide off road parking for up to three vehicles, courtesy lighting and access into the double garage

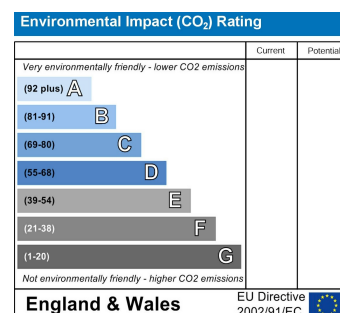
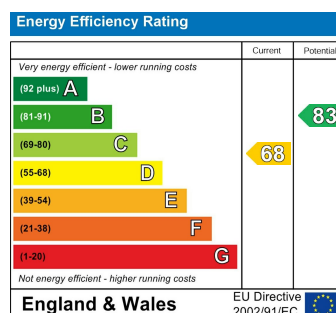
### Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

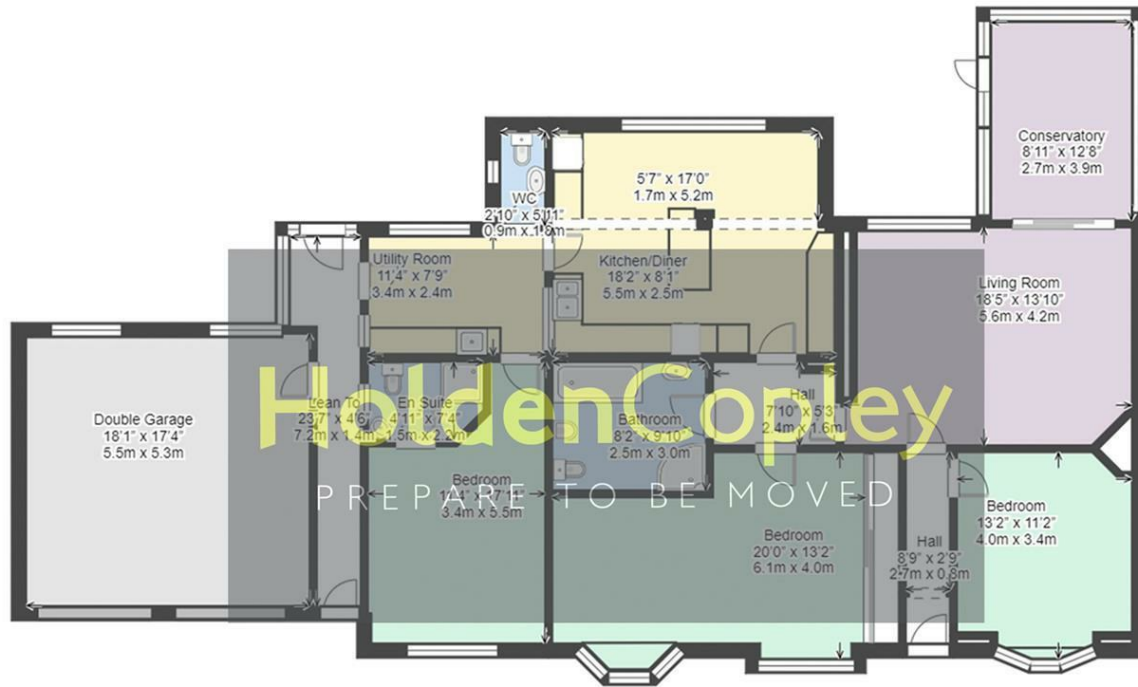
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Approx. Gross Internal Area of the Ground floor:

**1819.21 Sq Ft - 169.01 Sq M**

Approx. Gross Internal Area of the Entire Property:

**1819.21 Sq Ft - 169.01 Sq M**

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

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