

# HoldenCopley

PREPARE TO BE MOVED

Canberra Crescent, Hucknall, Nottinghamshire NG15 6WH

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Guide Price £330,000 - £340,000

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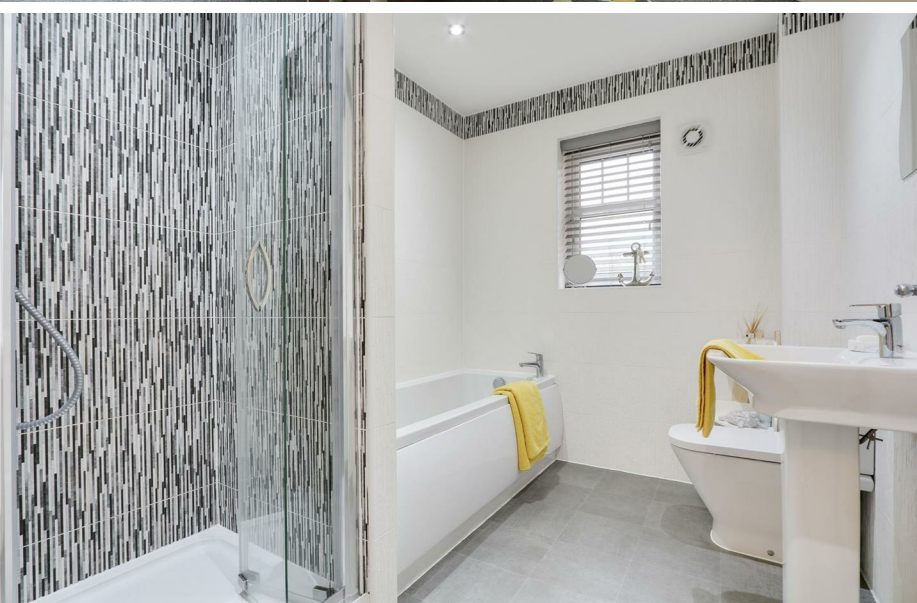
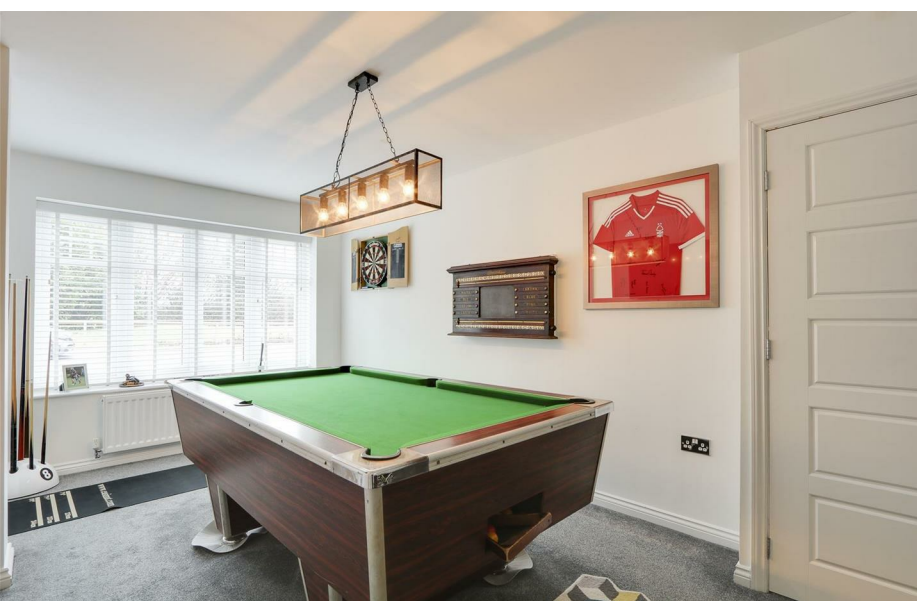
SIMPLY STUNNING...

This substantially sized detached house, constructed in recent years, offers an abundance of space throughout and benefits from having a rear extension to create a space that allows plenty of light to shine through. Not only that but the property is also exceptionally well presented appealing to many family buyers and ready for you to drop your bags and move straight in. Situated in a sought after location within a new development surrounded by the stunning countryside and has easy access to great commuting links including the M1 as well as various local amenities and schools. To the ground floor is an entrance hall, a bay fronted living room, an open plan modern kitchen and dining area with an orangery, a utility room and a W/C together with an additional reception room, which is currently being used as a games room. The first floor offers four good sized bedrooms serviced by a four-piece bathroom suite. The master bedroom features a dressing area and an en-suite. Outside to the front is a block paved driveway providing ample off road parking and to the rear is a well maintained private garden.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Modern Kitchen With Open Plan Dining
- Stunning Orangery
- Utility & W/C
- Two Bathroom Suites
- Exceptionally Well Presented
- Double Width Driveway
- Private Enclosed Garden
- Sought After Location











## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

### Living Room

10'2" x 14'9" (3.1 x 4.5)

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

### Kitchen / Diner

10'5" x 19'4" (3.2 x 5.9)

The kitchen has fitted base and wall units with a wood effect worktop and under cabinet lighting, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, a five ring gas hob with an extractor fan, an integrated dishwasher, an integrated fridge freezer, space for a dining table, tile effect vinyl flooring, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation, an open arch to the utility room and open access to the orangery

### Utility Room

5'2" x 6'10" (1.6 x 2.1)

The utility room has fitted base units with a wood effect worktop, an integrated washing machine, a radiator, tile effect vinyl flooring and a single door to the rear garden

### Family Room / Orangery

10'2" x 10'9" (3.1 x 3.3)

The orangery, which is currently being used as the family room, has tile effect vinyl flooring, a sky lantern roof, recessed spotlights, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear

### W/C

2'7" x 5'2" (0.8 x 1.6)

This space has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, tile effect vinyl flooring, a radiator, fully tiled walls and an extractor fan

### Games Room

9'6" x 20'0" (2.9 x 6.1)

This room has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

## FIRST FLOOR

### Landing

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

### Master Bedroom

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

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an open arch to the dressing area and en-suite

### Dressing Area

5'6" x 2'3" (1.7 x 0.7)

The dressing area has carpeted flooring, recessed spotlights and a full length fitted sliding door wardrobe

### En-Suite

5'6" x 5'6" (1.7 x 1.7)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a shower enclosure with an overhead rainfall shower, an extractor fan, vinyl flooring, fully tiled walls, a radiator, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Two

8'10" x 13'1" (2.7 x 4.0)

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

### Bedroom Three

11'1" x 8'2" (3.4 x 2.5)

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

### Bedroom Four

10'9" x 8'6" (3.3 x 2.6)

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

### Bathroom

6'10" x 8'6" (2.1 x 2.6)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a panelled bath with a mono mixer tap, a shower enclosure with an overhead rainfall shower and a handheld shower head, tile effect vinyl flooring, fully tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property is a lawn, a patio pathway, a block paved driveway providing ample off road parking, courtesy lighting and gated access to the rear garden

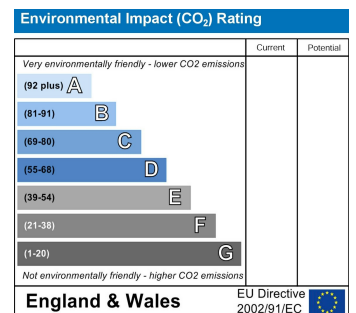
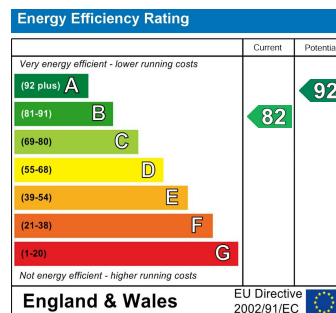
### Rear

To the rear of the property is a private enclosed east-facing garden with a patio area, a lawn, an outdoor tap and fence panelling

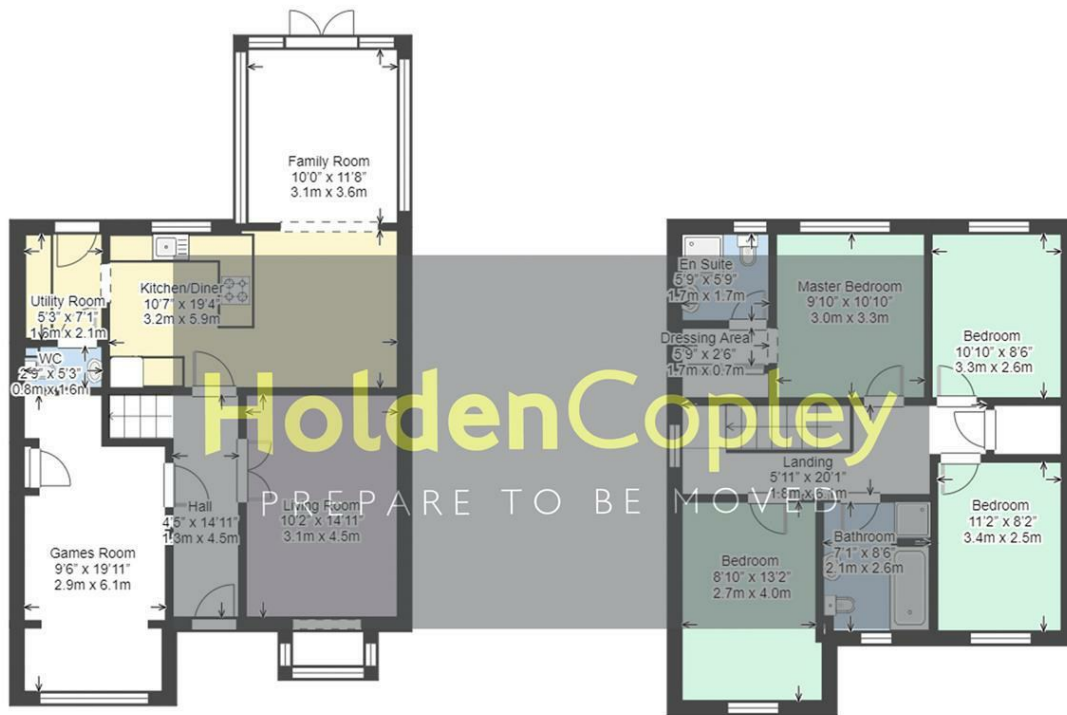
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# Canberra Crescent, Hucknall, Nottinghamshire NG15 6WH



Approx. Gross Internal Area of the Ground floor:

**781.68 Sq Ft - 72.62 Sq M**

Approx. Gross Internal Area of the Entire Property:

**1425.57 Sq Ft - 132.44 Sq M**

Approx. Gross Internal Area of the 1st floor:

**643.9 Sq Ft - 59.82 Sq M**

Approx. Gross Internal Area of the Entire Property:

**1425.57 Sq Ft - 132.44 Sq M**

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

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