

# HoldenCopley

PREPARE TO BE MOVED

Falcon Way, Hucknall, Nottinghamshire NG15 8HH

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Guide Price £340,000

Falcon Way, Hucknall, Nottinghamshire NG15 8HH





GUIDE PRICE £340,000 - £360,000

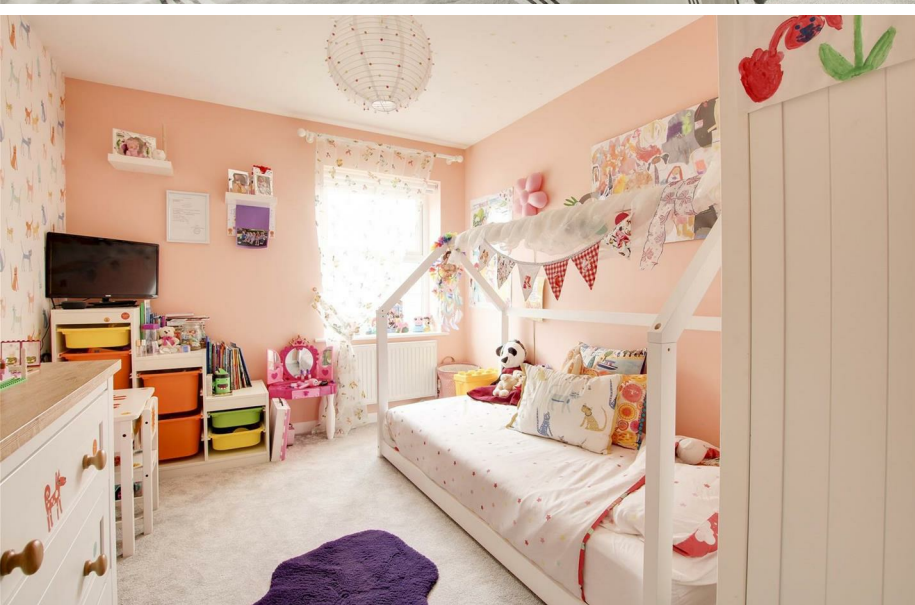
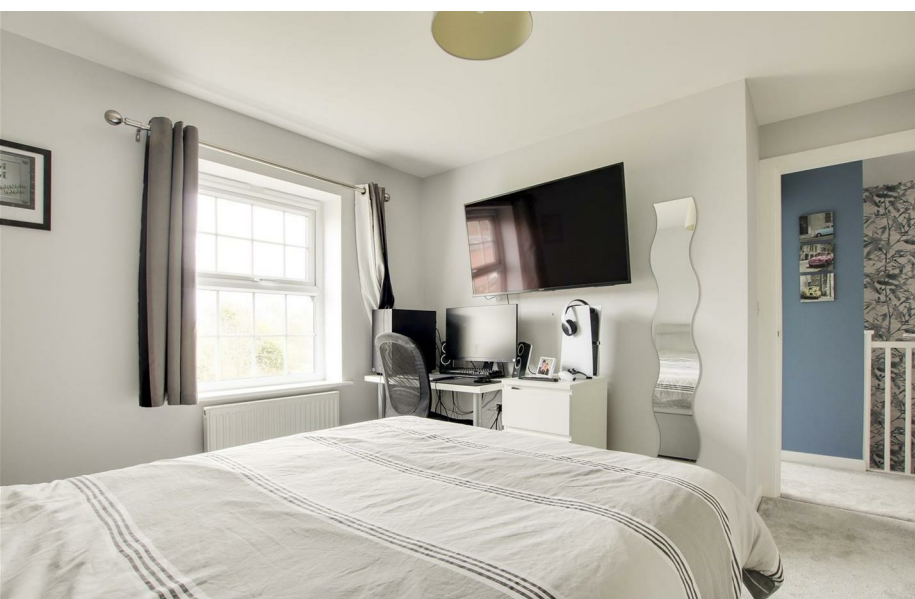
STUNNING FAMILY HOME...

This four bedroom detached home is truly a credit to the current owners as it is excellently presented throughout and offers spacious accommodation, providing room for the entire family - perfect for anyone looking for their forever home. Situated in the popular location of Hucknall which is host to a range of local amenities such as shops, eateries and excellent transport links with both bus and tram routes located nearby. To the ground floor of the property is a spacious living room and a modern kitchen diner benefitting from a separate utility room as well as an additional WC. The first floor of the property consists of the master bedroom with a walk in wardrobe area and a shower room en-suite and three additional bedrooms serviced by a three piece bathroom suite. Outside to the rear of the property is a driveway to provide off road parking, access into the single detached garage and a private enclosed garden with a lawn and patioed areas.

MUST BE VIEWED







- Detached Home
- Four Bedrooms
- Modern Kitchen Diner
- Spacious Living Room
- Bathroom & En-Suite
- Utility & Ground Floor WC
- Well Presented Throughout
- Close To Local Amenities
- Driveway & Garage
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

8'10" x 6'6" (2.7 x 2.0)

The entrance hall has tiled flooring, an in-built cupboard, a radiator, designer wallpaper by the Romo Group, carpeted stairs and provides access into the accommodation

### WC

3'3" x 5'6" (1.0 x 1.7)

This space has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a radiator and an extractor fan

### Living Room

14'1" x 21'11" (4.3 x 6.7)

The living room has wooden flooring, a TV point, two radiators, two UPVC double glazed windows to the side elevation and a UPVC double glazed window to the front elevation

### Kitchen Diner

15'5" x 21'11" (4.7 x 6.7)

The kitchen diner has tiled flooring, a range of fitted base and wall units with fitted countertops, an integrated double oven with a six burner hob and integrated extraction hood, a top mount sink with a drainer and a stainless steel mixer tap, an integrated dishwasher, space for a freestanding fridge freezer, a breakfast bar, space for a dining table, a radiator, a UPVC double glazed window to the front elevation and a UPVC double glazed box bay window to the side elevation with UPVC double glazed French doors

### Utility

6'2" x 5'6" (1.9 x 1.7)

The utility has tiled flooring, fitted base units with a fitted countertop, a stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine and a tumble dryer, a wall mounted boiler, an in-built cupboard, a radiator, an extractor fan and a UPVC double glazed door to access the rear of the property

## FIRST FLOOR

### Landing

The landing has carpeted flooring, designer wallpaper from the Romo Group, an in-built cupboard, a radiator and a UPVC double glazed window to the front elevation

### Bedroom One

12'1" x 10'5" (3.7 x 3.2)

The main bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the rear and side elevation and provides access into the walk in wardrobe area

### Walk In Wardrobe

2'7" x 7'2" (0.8 x 2.2)

This space has carpeted flooring and a range of fitted wardrobes

### En Suite

6'10" x 3'11" (2.1 x 1.2)

The en-suite has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and a glass shower screen, a heated towel rail, partially tiled walls, shaving power points, a wall mounted light fixture, an extractor fan and a UPVC double glazed window to the side elevation

### Bedroom Two

12'5" x 12'1" (3.8 x 3.7)

The second bedroom has carpeted flooring, a range of fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'10" x 12'5" (2.7 x 3.8)

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

### Bedroom Four

8'6" x 7'6" (2.6 x 2.3)

The fourth bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the rear elevation

### Bathroom

6'2" x 6'10" (1.9 x 2.1)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

### Garage

The property benefits from having a single detached garage with electrical points and lighting

### Front

To the front of the property is courtesy lighting

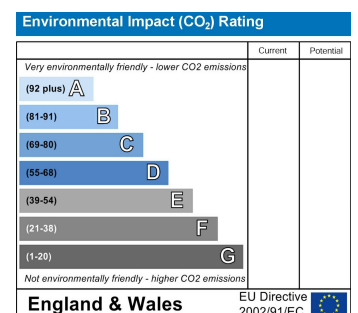
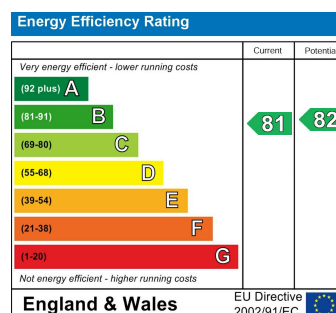
### Rear

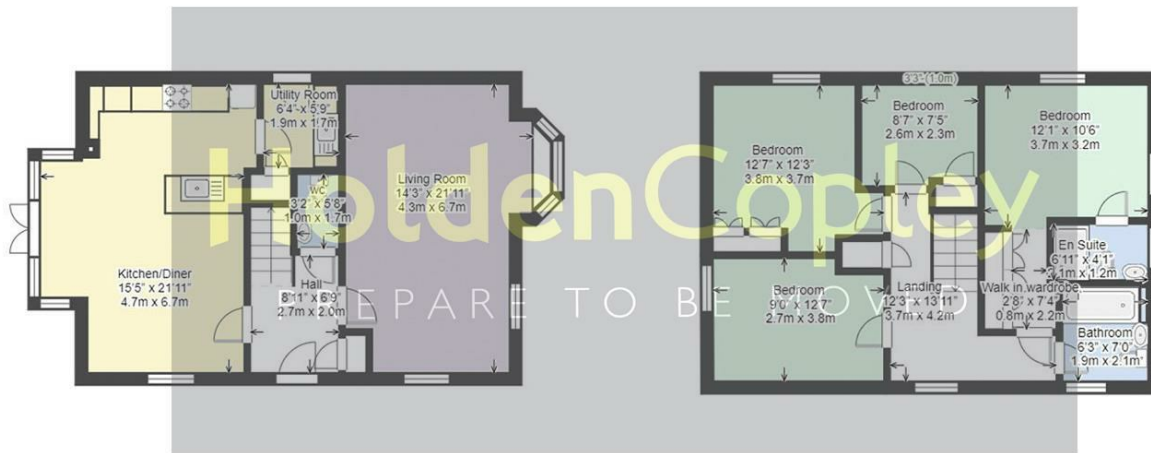
To the rear of the property is a driveway to provide off road parking, access into the single detached garage, a private enclosed garden with a lawn and a paved patio area, a garden shed, courtesy lighting and panelled fencing

## DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**721.5 Sq Ft - 67.03 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1360.34 Sq Ft - 126.38 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:  
**638.84 Sq Ft - 59.35 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1360.34 Sq Ft - 126.38 Sq M**

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