

HoldenCopley

PREPARE TO BE MOVED

Hawksley Gardens, Nottingham, Nottinghamshire NG11 8SU

Guide Price £350,000 - £375,000

Hawksley Gardens, Nottingham, Nottinghamshire NG11 8SU



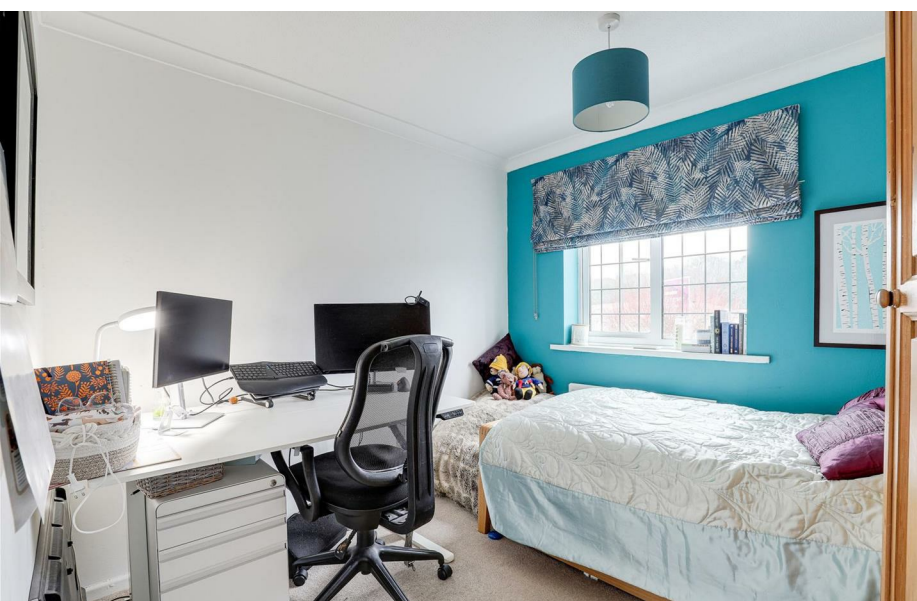
GUIDE PRICE £350,000 - £375,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This stunning four-bedroom detached house offers an exceptional standard of living with its beautifully presented and spacious accommodation, making it the perfect home for a family looking to move straight in. Situated in a sought-after location, the property benefits from being within close proximity to an array of local amenities, including convenient shops, excellent transport links, and well-regarded school catchments. Upon entering, you are greeted by an entrance that leads to a generously sized bay-fronted living room, providing a warm and inviting space for relaxation. The heart of the home is the modern fitted kitchen diner, complete with sleek cabinetry, ample workspace, and a pantry for added practicality—ideal for family meals and entertaining. A split utility area ensures household chores are a breeze, offering two separate sections for added functionality, while a contemporary shower room provides further convenience. Completing the ground floor layout is a useful storage room. The first floor continues to impress with four bedrooms, each thoughtfully designed to offer comfort and versatility, perfect for growing families or those working from home. A modern three-piece bathroom suite with stylish fittings serves the first floor, and there is access to a loft, providing valuable additional storage space. Externally, the property enjoys fantastic curb appeal with a front garden featuring a neatly maintained lawn and a block-paved driveway offering off-road parking. To the rear, a private garden awaits, featuring a patio area ideal for outdoor dining, a well-kept lawn, and plenty of space for gardening enthusiasts. This exceptional property combines style, space, and convenience, creating a truly wonderful family home ready to be enjoyed.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Bay Fronted Living Room
- Modern Fitted Kitchen Diner
- Utility Room
- Contemporary Ground Floor Shower Room
- Stylish Three Piece Bathroom Suite
- Driveway
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12*9" x 17*0" (3.91m x 5.19m)

The living room has a UPVC double-glazed square bay window with bespoke fitted shutters to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround, wall-mounted light fixtures and coving.

Kitchen Diner

11*8" x 16*2" (3.58m x 4.94m)

The kitchen diner has a range of gloss handleless fitted base and wall units with worktops, an induction hob with an integrated extractor fan, an inset stainless steel sink with draining grooves, an integrated double oven, wood-effect flooring, a radiator, access into the pantry, recessed spotlights, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

Utility Room

7*2" x 8*2" (2.19m x 2.50m)

The utility room has a UPVC double-glazed window to the rear elevation, tiled flooring, a radiator, fitted floor to ceiling gloss handleless cupboards, access into the loft, recessed spotlights and a single UPVC door providing access out to the garden.

Shower Room

4*1" x 9*4" (1.27m x 2.87m)

The shower room has a low level concealed dual flush W/C, a wall-mounted wash basin with storage, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Utility Room

7*6" x 4*7" (2.29m x 1.41m)

The utility room has fitted gloss handless wall units, a fitted worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, recessed spotlights and access into the storage room.

Storage Room

7*4" x 7*9" (2.24m x 2.37m)

The storage room has lighting and a roller garage door.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access into the loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

13*4" x 13*8" (4.07m x 4.19m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and coving.

Bedroom Two

7*10" x 13*0" (2.39m x 3.97m)

The second bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring and a radiator.

Bedroom Three

8*11" x 9*2" (2.72m x 2.81m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Four

9*0" x 6*9" (2.75m x 2.08m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

6*10" x 6*2" (2.09m x 1.90m)

The bathroom has a low level concealed dual flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and mature shrubs, a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear of the property is a private garden with a fence panelled boundary, an outdoor tap, a wall-mounted CCTV camera, exterior lighting, a patio, decorative stones, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues - No

DISCLAIMER

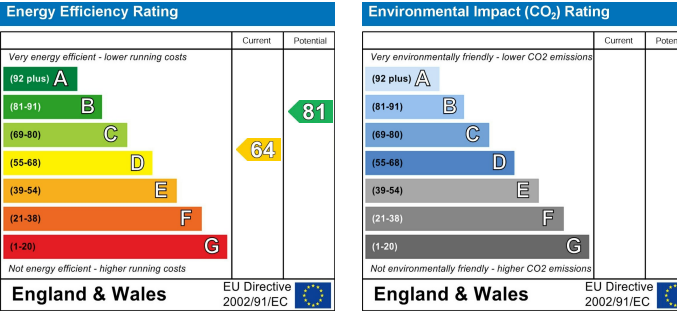
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

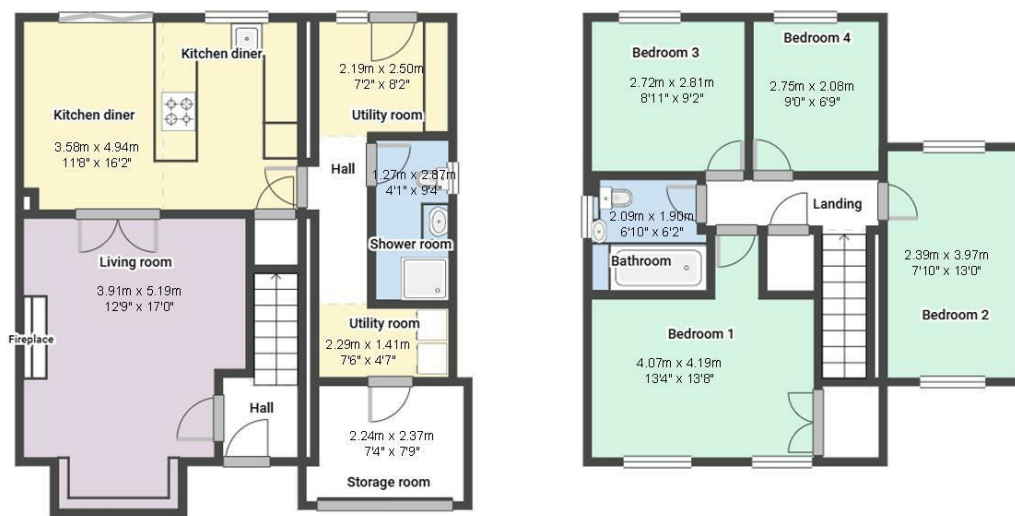
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Hawksley Gardens, Nottingham, Nottinghamshire NG11 8SU

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.