



RE/MAX

PROPERTY HUB



4 Bass Close, Linby, NG15 8JW

Offers in excess of £285,000

3 Bed detached home, with garage and additional office space!

With everything that you would expect from a modern new build property on an ever popular estate in a great location, this home ticks boxes for fun, making it ideal for working professionals or a small family. Double glazed and centrally heated throughout. Shiny kitchen/diner with integrated appliances and separate utility. En-suite to the master bedroom, separate family bathroom and downstairs WC. Walking distance to local primary and secondary schools and Hucknall town centre, and to the train/tram station. (Or a very short drive to the free Park and Ride for rainy days and Mondays!). Dedicated off road parking for more cars than strictly necessary. Full super fast fibre broadband.

The real kicker with this one though is the garage... As the plot is larger than most, the garage was built with generous proportions. So much so that the current owners were able to partially convert the back end to create an additional powered and fully insulated self contained office space. So for all you remote workers, that 3rd bedroom can actually be used as a bedroom. And yes, the garage is still large enough to take a car in case you were wondering.

Please note this home is priced to sell, so please, genuine interest at asking price or over only.

Downstairs

Downstairs the entrance hallway gives access to the rest of the house. There's a lovely modern kitchen/diner with double French doors to the garden and access to a separate utility with access to further additional storage. Really nice sized lounge, comfortably big enough for a large corner sofa to meet loafing requirements. There is also a generously sized WC, big enough to hide away coats and shoes if needed!

Upstairs

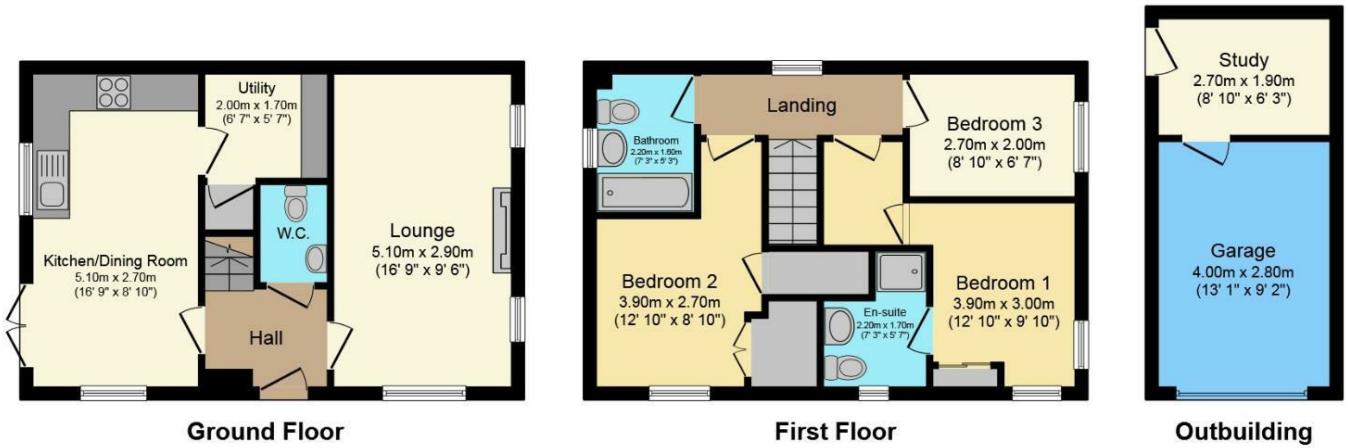
Upstairs there is a good sized master bedroom with built in wardrobes and a lovely en-suite with a proper gravity fed shower for that morning wake-up. Bedroom 2 is a really nice double, again with built in wardrobes, and Bedroom 3 is a standard single. Access to the loft space available from Bedroom 2. Good sized family bathroom with all that you would expect.

Outside and Garage

This is what makes this one stand out from the crowd. Located on a good-sized corner plot, on a quiet off-street, you have a driveway that will comfortably take 3 vehicles, and an area to the front that has been intelligently converted and laid in part with cotswold stone providing additionally parking if required (without the need to shuffle 2 cars). The fully enclosed garden is laid to lawn with a lovely sunshiny patio area, and is plenty big enough for summer BBQ entertaining, or general kick-about of a nice afternoon.

The garage space is a stand-alone building at the end of the driveway, with power and electric up and over door. Then you have that wonderful additional partial conversion! Accessed via its own door from the garden, or from an internal door within the garage, you have a space away from the rest of the home. A perfect quiet office space, a tech hub for gaming, or even (whisper it quietly) a tech free zone to simply escape to and relax.

Floor Plan



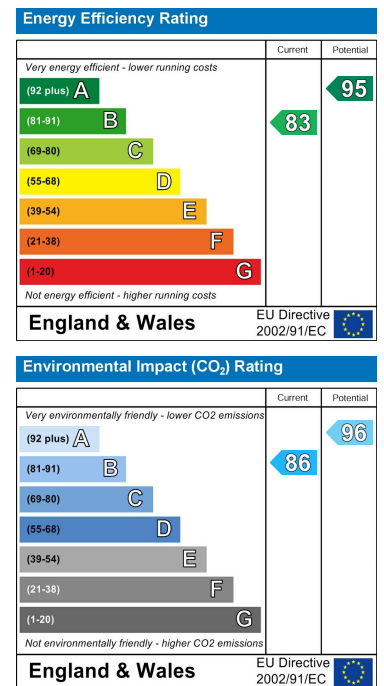
Total floor area 96.4 m² (1,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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