

HoldenCopley

PREPARE TO BE MOVED

The Hollies, Sandiacre, Nottinghamshire NG10 5HN

Guide Price £325,000 - £375,000

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GUIDE PRICE £325,000 - £350,000

WELL-PRESENTED FAMILY HOME...

Nestled within a secluded cul-de-sac, this detached house stands as a beacon of comfort and convenience. Tucked away amidst only seven neighboring homes, its sought-after location offers close proximity to excellent bus links, as well as commuting routes via the M1 & A52, it promises effortless travel for residents. For families, the appeal is further heightened by its proximity to superb school catchments, supermarkets, and local amenities, ensuring every need is effortlessly met. Step inside to discover a meticulously maintained interior adorned with tasteful decor throughout. The ground floor beckons with an inviting entrance hall, a W/C, a spacious living room exuding warmth and comfort, and a modern fitted kitchen diner equipped with integrated appliances and underfloor heating. Direct access into the garage adds a practical touch to daily living. Ascending to the first floor, three generously proportioned bedrooms await, serviced by a sleek shower suite boasting underfloor heating for added comfort. Outside, the property continues to enchant, with a driveway providing ample off-road parking, ensuring convenience for residents and guests alike. The rear garden is a veritable oasis, offering multiple seating areas for al fresco dining or quiet relaxation, surrounded by established plants that add a splash of color and charm. A well-maintained lawn provides space for play and leisure, completing the picture of idyllic family living.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Stylish Fitted Kitchen Diner
- Spacious Living Room
- Underfloor Heating
- Modern Bathroom Suite & Ground Floor W/C
- Beautiful Garden With Multiple Patio Areas
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'9" x 6'2" (max) (3.90m x 1.89m (max))

The entrance hall has wooden flooring, carpeted stairs with decorative wooden spindles, a radiator, coving to the ceiling, a dado rail, and a composite door providing access into the accommodation.

W/C

4'7" x 2'10" (max) (1.42m x 0.87m (max))

This space has a low level dual flush W/C, a wash basin, partially tiled walls, tiled flooring, coving to the ceiling, a wall-mounted electric heater, and a UPVC double-glazed obscure window to the front elevation.

Living Room

25'9" x 10'8" (max) (7.86m x 3.26m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a TV point, two radiators, a feature fireplace with a decorative surround, coving to the ceiling, and double French doors with bespoke fitted shutters opening out to the rear garden.

Kitchen/Diner

17'2" x 11'7" (max) (5.24m x 3.54m (max))

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a movable swan neck mixer tap and drainer, an integrated Neff oven, a Zanussi induction hob, an integrated wine fridge, an integrated fridge freezer, an integrated Bosch dishwasher, acrylic splashback, space for dining table, tiled flooring with underfloor heating, a wall-mounted electric thermostat, UPVC double-glazed windows to the side and rear elevation, a circular stained-glass window to the side elevation, and double French doors with integral blinds opening out to the rear garden.

Garage

13'7" x 8'7" (4.15m x 2.62m)

The garage has fitted worktop, space and plumbing for a washing machine, space for a separate tumble-dryer, lighting, a wall-mounted consumer unit, a wall-mounted boiler, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

8'7" x 6'10" (max) (2.64m x 2.09m (max))

The landing has carpeted flooring, coving to the ceiling, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'0" x 10'4" (max) (3.66m x 3.17m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and fitted wardrobes with a shelving unit.

Bedroom Two

10'5" x 10'4" (max) (3.20m x 3.16m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, and a radiator.

Bedroom Three

7'6" x 7'3" (max) (2.30m x 2.22m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Shower Suite

6'10" x 6'2" (max) (2.10m x 1.89m (max))

The shower suite has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, waterproof splashback and tiled walls, a heated towel rail, tiled flooring with underfloor heating, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area, established plants, a block-paved driveway with access into the garage, and gated access to the side and rear.

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a dwarf wall, well-established trees, plants and shrubs, a lawn, an additional patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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 - Erewash Borough 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.

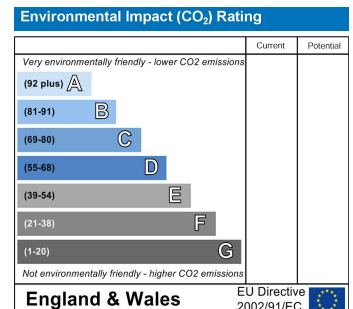
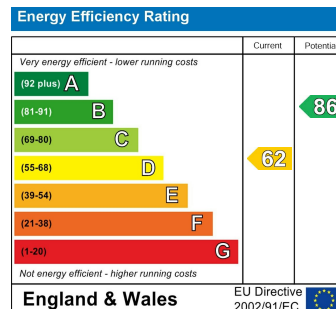
The vendor has advised the following:

Property Tenure is Freehold

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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.
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