

# HoldenCopley

PREPARE TO BE MOVED

Olympus Court, Hucknall, Nottinghamshire NG15 6FL

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£2,300 PCM

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PREPARE TO BE IMPRESSED...

This immaculately presented five-bedroom detached bungalow in Hucknall offers a luxurious, modern living experience ideal for families. It boasts high-spec accommodations, including a spacious open-plan kitchen/diner with integrated and free-standing appliances combined and sliding French doors that seamlessly connect to a landscaped rear garden. The house features a large, light-filled living room, a main bedroom with a dressing room and en-suite and the added benefit and functionality of a utility room. Additional bedrooms are serviced by a modern three-piece bathroom suite with an additional en-suite. A unique highlight is the separate annex, complete with its own kitchen, living/bedroom area, sauna, wet room, and WC. The property includes ample off-street parking with a paved driveway and a rear garden featuring a lawn, paved seating area and pergola, offering an ideal Summer retreat. Located close to shops, schools, and transport links to the City Centre, this unfurnished property will be available for occupancy from mid-July and must be viewed to appreciate its full potential.

MUST BE VIEWED!





- Detached Bungalow & Additional Annex
- Five Bedrooms
- Open Plan Kitchen/Diner
- Spacious Living Room
- Three Piece Bathroom Suite & Two En-Suites
- Utility Room & Dressing Room
- Separate Annex With Kitchen-Living Area/Bedroom & Sauna/Wet Room
- Driveway Providing Ample Off-Street Parking
- Rear Enclosed Landscaped Garden
- Popular Location





## ACCOMMODATION

### Entrance

The entrance hall has wood effect laminate flooring, recessed ceiling spotlights, radiator, a range of UPVC double glazed windows to the front elevation and a single composite door providing access into the accommodation

### Kitchen/Diner

20'8" x 18'6" (6.30m x 5.64m)

The kitchen/diner has wood effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted quartz worksurfaces, double America-style fridge/freezer, two integrated ovens with integrated electric hobs, microwave, toaster, integrated dishwasher and washing machine, a range of UPVC double glazed windows, two Velux windows and UPVC double glazed sliding doors providing access to the rear garden

### Living Room

17'6" x 16'6" (5.35m x 5.03m)

The living room has wood effect laminate flooring, recessed ceiling spotlights and a range of UPVC double glazed windows

### Utility Room

11'11" x 5'10" (3.64m x 1.79m)

The utility room has wood effect flooring, a range of fitted wall and base units with fitted quartz worksurfaces, inset sink with a drainer and mixer taps, free-standing washer/dryer, radiator and a UPVC double glazed window

### Master Bedroom

20'10" x 12'10" (6.36m x 3.92m)

The main bedroom has carpeted flooring, UPVC double glazed window, radiator, provides access to the en-suite and UPVC double glazed French doors providing access to the rear garden

### Dressing Room

9'1" x 7'1" (2.78m x 2.18m)

The dressing room has carpeted flooring, radiator and a UPVC double glazed window

### En Suite

9'0" x 4'4" (2.76m x 1.34m)

The en-suite has tiled flooring, fully tiled walls, recessed ceiling spotlights, chrome heated towel rail, low level dual flush WC, corner shower enclosure with a wall mounted mains-fed waterfall shower and separate shower over, vanity washbasin with mixer taps and an extractor fan

### Bedroom Two

12'11" x 10'8" (3.94m x 3.27m)

The second bedroom has carpeted flooring, radiator, provides access to the en-suite and a UPVC double glazed bay window

### En Suite

7'4" x 5'0" (2.24m x 1.54m)

The en-suite has tiled flooring and walls, recessed ceiling spotlights, a low level dual flush WC, vanity washbasin with mixer taps, corner shower enclosure with a waterfall shower and a separate shower over, wall mounted chrome heated towel rail, a UPVC double glazed obscure window and an extractor fan

### Bedroom Three

11'9" x 10'8" (3.60m x 3.27m)

The third bedroom has carpeted flooring, radiator and a UPVC double glazed window

### Bedroom Four

11'11" x 10'0" (3.64m x 3.06m)

The fourth bedroom has wood effect flooring, radiator and a UPVC double glazed window

### Bathroom

8'3" x 6'2" (2.52m x 1.90m)

The bathroom has tiled flooring and walls, recessed ceiling spotlights, wall mounted chrome towel rail, vanity washbasin with mixer taps, panelled bath with mixer taps and wall mounted mains fed shower, low level dual flush WC and a UPVC double glazed obscure window

### Bedroom Five

8'5" x 7'10" (2.58m x 2.41m)

The fifth bedroom has carpeted flooring, radiator and a UPVC double glazed window

### Annex

14'2" x 26'8" (4.34m x 8.14m)

The annex has wood effect flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven, integrated fridge/freezer, integrated dishwasher, inset sink with mixer taps, provides access to the wet room and sauna, UPVC double glazed French doors and UPVC double glazed sliding doors providing access to the rear garden

### Wet Room

10'4" x 6'6" (3.16m x 2.00m)

The wet room has wooden flooring, recessed ceiling spotlights, wall mounted mains-fed waterfall shower with a UPVC double glazed window

### Sauna

9'11" x 5'6" (3.03m x 1.69m)

### WC

3'9" x 3'6" (1.15m x 1.09m)

This area has wood effect laminate flooring, recessed ceiling spotlight, low level dual flush WC, vanity washbasin with mixer taps, wall mounted LED mirror, wall mounted hairdryer and extractor fan

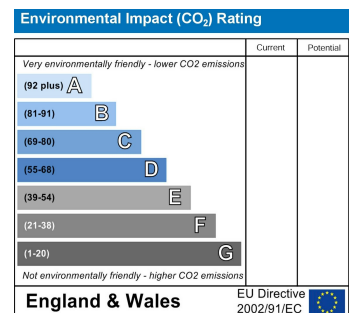
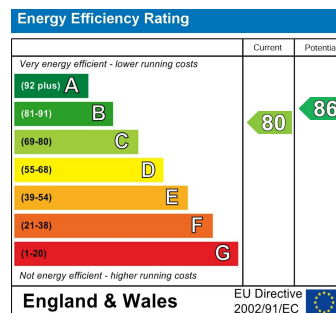
## OUTSIDE

### FRONT

To the front is a paved driveway providing ample off street parking with a range of lawns and gated access to the rear garden

### REAR

To the rear is an enclosed garden with a lawn, paved seating area with a pergola, access to the annex, sauna and wet room and a range of decorative plants and shrubs with a fence and hedge surround



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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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