



## 6 Eden Close, Hucknall

£540,000 Freehold

Substantial Detached House • Five Versatile Bedrooms • Modern Fitted Breakfast Kitchen With Integrated Appliances, Dining Area & Bi-Folding Doors • Spacious Living Room & Separate Snug • Utility & WC • Family Bathroom & Two En-Suites • Ample Off-Road Parking & Double Garage • Generous Enclosed Garden • Popular Location • Must Be Viewed



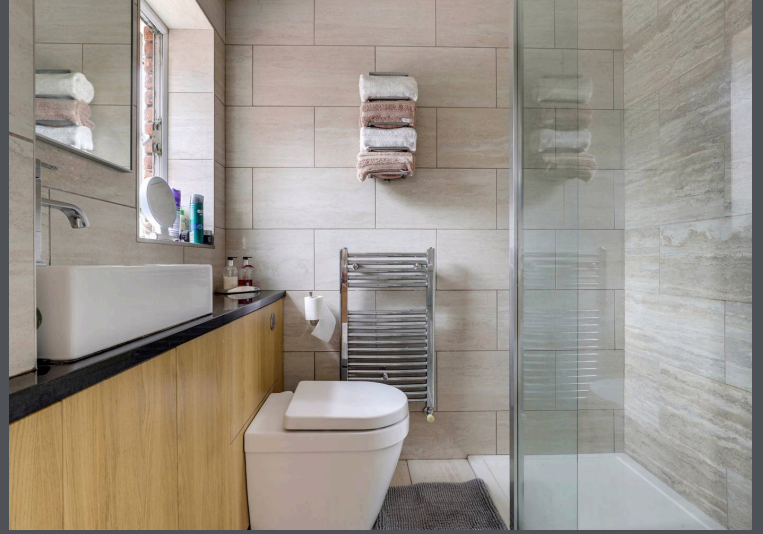
### **NO UPWARD CHAIN...**

Situated in a quiet cul-de-sac within a popular location, this substantial five-bedroom detached family home offers generous accommodation throughout and is presented to an excellent standard, making it ideal for growing families looking for a property they can move straight into. Benefiting from no upward chain, this impressive home enjoys a wonderful balance of versatile living space, modern interiors and a beautifully established plot backing onto mature woodland, creating a peaceful and private setting. The ground floor comprises an inviting entrance hall, a spacious bay-fronted living room with a feature fireplace, a stunning open-plan dining kitchen fitted with contemporary units and ample space for entertaining, a separate snug providing additional reception space, a utility room and a ground floor W/C. Large bi-folding doors seamlessly connect the dining area to the rear garden, creating the perfect space for indoor-outdoor living. To the first floor, the property offers five well-proportioned bedrooms, with the fifth bedroom currently being utilised as a home office, making it ideal for those working remotely. The generous principal bedroom benefits from fitted storage and an en-suite shower room, whilst a further en-suite and storage serves an additional bedroom. The remaining bedrooms are complemented by a stylish family bathroom fitted with a modern four-piece suite. Outside, the property boasts a block-paved driveway providing off-road parking and access to the integral double garage. To the rear is a beautifully landscaped garden featuring multiple seating and entertaining areas, a raised decked terrace, manicured lawns and mature planted borders. Backing directly onto established woodland, the garden enjoys an excellent degree of privacy and provides a wonderful setting for family life and outdoor entertaining. Located within easy reach of Hucknall town centre, excellent schools, transport links including the tram and train network, and a range of local amenities, this is a fantastic opportunity to acquire a spacious family home in a highly desirable residential location.

**MUST BE VIEWED**

Council Tax band: E

Tenure: Freehold





## GROUND FLOOR

### Entrance Hall

14' 9" x 10' 5" (4.50m x 3.18m)

The entrance hall has tiled flooring, carpeted stairs, an in-built under stair cupboard, coving to the ceiling, and a single composite door providing access into the accommodation.

### Living Room

17' 11" x 11' 9" (5.47m x 3.58m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a column radiator, a TV point, coving to the ceiling, a white marble electric fireplace suite featuring widescreen LED flame effect, and double doors leading into the snug.

### Snug

13' 1" x 11' 11" (3.99m x 3.64m)

The snug has a UPVC double-glazed bay window to the rear elevation, tiled flooring, coving to the ceiling, and open plan to the kitchen diner.

### WC

5' 11" x 3' 3" (1.81m x 1.00m)

This space has a concealed dual flush WC, a countertop wash basin, tiled splashback, a chrome heated towel rail, tiled flooring, coving to the ceiling, and an extractor fan.

### Kitchen / Diner

21' 6" x 9' 7" (6.55m x 2.93m)

The kitchen has a range of fitted handleless gloss base and wall units with white quartz worktops and breakfast bar, an undermount sink with a movable swan neck mixer tap and draining grooves, an integrated oven with a five-ring gas hob and angled extractor fan, an integrated fridge freezer, tiled flooring, space for a dining table, coving to the ceiling, a TV point, recessed spotlights, vertical radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and bi-folding doors opening out to the rear garden.

### Utility Room

7' 0" x 5' 11" (2.13m x 1.81m)

The utility room has fitted gloss handless base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, tiled splashback, coving to the ceiling, recessed spotlights, a radiator, tiled flooring, a wall-mounted boiler, and a single UPVC door providing side access.

### Double Garage

16' 2" x 15' 9" (4.94m x 4.79m)

The double garage has two ceiling strip lights, power points, and two up and over doors opening out onto the driveway.

## FIRST FLOOR

### Landing

14' 9" x 9' 10" (4.49m x 2.99m)

The galleried landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

### Bedroom Three

11' 7" x 9' 10" (3.52m x 2.99m)

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

### Bedroom Two

11' 11" x 10' 0" (3.63m x 3.05m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, an in-built wardrobe, and access into the second en-suite.

### En-Suite Two

7' 4" x 5' 1" (2.23m x 1.56m)

The second en-suite has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a shower enclosure with an overhead rainfall shower and a handheld shower head, fully tiled walls, tiled flooring, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom One

16' 0" x 14' 0" (4.88m x 4.26m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a vertical radiator, coving to the ceiling, in-built wardrobes, and access into the en-suite.

### En-Suite

6' 5" x 5' 5" (1.96m x 1.64m)

The en-suite has a concealed dual flush WC, a countertop wash basin with fitted storage underneath, a wall-mounted mirror, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

**Bedroom Five / Office**

11' 7" x 8' 3" (3.54m x 2.51m)

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

**Bathroom**

8' 3" x 6' 0" (2.51m x 1.83m)

The bathroom has a concealed dual flush WC, a wash basin with fitted storage, a contemporary oval freestanding bath with central taps, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, wood-effect flooring, decorative tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

**Bedroom Four**

11' 6" x 9' 10" (3.51m x 3.00m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, in-built wardrobes, and a radiator.

**ADDITIONAL INFORMATION**

Broadband Speed – Ultrafast Available – 1800 Mbps (download) 220 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Septic Tank – No | Sewage – Mains Supply | Flood Risk – TBC | Construction – Brick | Mining Area – Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility – TBC | Other Material / Safety Issues – TBC | Any Legal Restrictions – TBC | Council Tax Band Rating – Ashfield District Council – Band D | Tenure: Freehold |

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## Front Garden

To the front of the property is a well-maintained lawn with established planted borders and mature shrubs, alongside a block-paved driveway providing ample off-road parking and access to the integral double garage. Gated side access leads through to the rear garden, while the attractive frontage creates excellent kerb appeal.

## Rear Garden

The rear garden is a fantastic feature of the property, offering a generous and private outdoor space ideal for families and entertaining. The garden benefits from a spacious paved patio and seating area with steps leading to a raised decked terrace, a substantial lawn, well-stocked planted borders, mature shrubs and established trees. Enclosed by fencing and mature landscaping, the garden enjoys a pleasant outlook and provides plenty of space for outdoor dining, children's play equipment or simply relaxing throughout the year.



**This floorplan is for illustrative purposes only.**

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