

HoldenCopley

PREPARE TO BE MOVED

Ogle Street, Hucknall, Nottinghamshire NG15 7FR

£375,000

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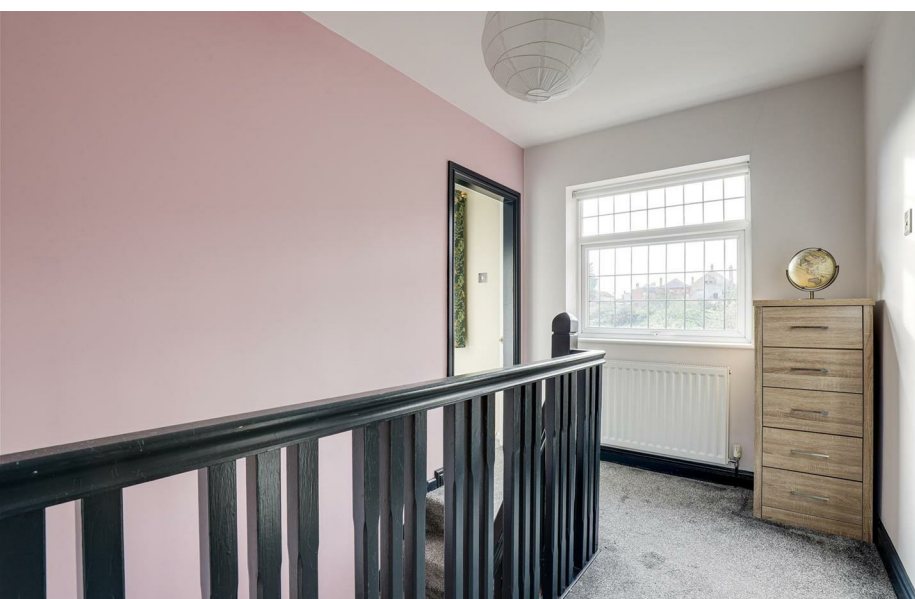


PRESENTED TO A HIGH STANDARD...

Prepare to be impressed by this spacious three double bedroom detached house, offering generous living space and presented to an exceptional standard throughout. Located in a sought-after area, the property benefits from excellent local amenities, strong transport links, highly regarded schools, and is just a short distance from Hucknall Town Centre. The ground floor features a welcoming entrance hall leading to two sizeable reception rooms, perfect for relaxing or entertaining. A modern fitted kitchen, complete with fully integrated appliances, flows seamlessly into the family room, where bi-fold doors open directly onto the rear garden, creating a bright and airy space. Additionally, the ground floor includes a convenient utility room and a contemporary W/C. Upstairs, there are three well-proportioned double bedrooms. The master bedroom enjoys the luxury of an en-suite shower room, while all bedrooms are served by a stylish three-piece family bathroom suite. Externally, the property offers a driveway providing off-road parking and a versatile outbuilding to the front. The rear garden is private and enclosed, featuring a low-maintenance lawn, a charming feature stream, and a stone-paved seating area, ideal for outdoor entertaining or quiet relaxation.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Study & Family Room
- Modern Fitted Kitchen
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Versatile Outbuilding and Off-Street Parking
- Private Enclosed Garden
- Popular Location





GROUND FLOOR

Entrance Hall

14'9" x 6'10" (4.50m x 2.08m)

The entrance hall has Parquet flooring, carpeted stairs, fitted base units with a worktop, a window to the front elevation, and a composite door providing access into the accommodation

Living Room

11'10" x 16'11" (3.61m x 5.16m)

The living room has carpeted flooring, an open fire cast iron fireplace with a decorative surround, a TV point, a column radiator, coving to the ceiling and two UPVC double glazed windows to the front and side elevations.

Kitchen

12'9" x 9'1" (3.90m x 2.78m)

The kitchen has a range of fitted base and wall units with quartz worktops, an undermount sink and a half with drainer grooves and a swan neck mixer tap and instant hot tap, an integrated oven and microwave oven, an integrated induction hob, an integrated dishwasher, an integrated fridge, an integrated freezer, recessed spotlights, tiled flooring, a UPVC double glazed window to the side elevation and is open plan to the family room & dining room.

Family Room

11'8" x 11'5" (3.58m x 3.48m)

The family room has tiled flooring, a recessed chimney breast alcove with a wooden mantelpiece, a TV point, space for a dining table, an fitted storage unit, three vertical radiators, recessed spotlights, two Velux windows, a UPVC double glazed window to the rear elevation and bi-fold doors providing access to the rear garden

Dining Room

13'1" x 11'5" (3.99m x 3.48m)

The dining room has tiled flooring, fitted base units, two Vertical radiator, recessed spotlights, a Velux window, and bi-folding door opening to the rear garden.

Utility Room

6'2" x 8'0" (1.90m x 2.44m)

The utility room has tiled flooring, fitted storage units, partially tiled walls, recessed spotlights, a UPVC double glazed obscure window to the side elevation and a single door providing access to the rear garden

W/C

6'2" x 3'11" (1.89m x 0.94m)

This space has a low-level dual flush W/C, a counter-top wash basin a heated towel rail, tiled flooring and partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Study

11'11" x 11'10" (3.64m x 3.63m)

The study has wood-effect laminate flooring, a TV point, a column radiator, coving to the ceiling, and a UPVC double glazed window to the front elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'11" x 11'11" (3.96m x 3.64m)

The main bedroom has carpeted flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a radiator, coving to the ceiling, a UPVC double glazed window to the front elevation, and access to the en-suite

En-Suite

3'6" x 7'10" (1.08m x 2.39m)

The en-suite has a high-level flush W/C, a pedestal wash basin with stainless steel taps, a walk-in shower enclosure with a waterfall-style shower fixture, a glass shower screen, a chrome heated towel rail, recessed spotlights, floor to ceiling marble tiles, and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

11'11" x 11'11" (3.65m x 3.65m)

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

Bedroom Three

9'4" x 9'5" (2.85m x 2.89m)

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

Bathroom

6'3" x 9'6" (1.92m x 2.91m)

The bathroom has a concealed dual flush W/C, a vanity style wash basin with a mixer tap, a bath with a waterfall-style shower fixture, a heated towel rail, a range of base and wall units, a fitted dressing unit, tiled flooring, recessed spotlights, and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property, a gated driveway offers off-road parking and access to a versatile outbuilding, while decorative plants, shrubs, and panelled fencing enhance the overall appeal, and access into the garage.

Rear

To the rear of the property lies a private, enclosed garden featuring a low-maintenance lawn, a stone-paved seating area, and a decorative stream running through the space. It also includes outdoor power points, courtesy lighting, an external tap, panelled fencing, and brick boundaries.

Outbuilding

The outbuilding has laminate flooring, multiple power points, plumbing, recessed spotlights, UPVC double glazed windows to the front and side elevations and two UPVC doors providing access

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

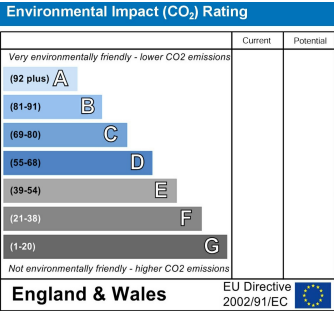
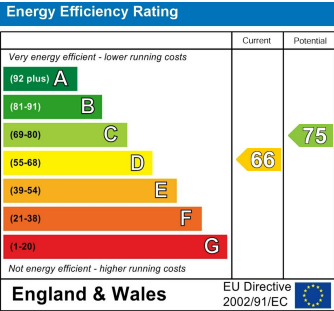
The vendor has advised the following:

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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