

HoldenCopley

PREPARE TO BE MOVED

Vedonis Park, Hucknall, Nottinghamshire NG15 6EW

Guide Price £250,000 - £270,000

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WELL PRESENTED THROUGHOUT...

This four bedroom detached house not only boasts spacious accommodation fit for any growing family but it is also exceptionally well presented ready for you to move straight in! Situated in a quiet location within reach of the various local amenities Hucknall has to offer as well as excellent schools and transport links, this property must be viewed to appreciate the accommodation on offer! To the ground floor is an entrance hall, a W/C, two reception rooms, a kitchen diner and a large orangery with underfloor heating and bi-folding doors. The first floor carries four good sized bedrooms serviced by a bathroom and an en-suite to the master. Outside to the front is a driveway providing off road parking for two cars with access into a garage, benefiting from an external security light and to the rear is a generous sized garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Ground Floor W/C
- Orangery With Underfloor Heating
- Bathroom & En-Suite
- Well Maintained Garden
- Off Road Parking For Two Cars & Garage
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and provides access into the accommodation

W/C

This space has a low level flush WC, a pedestal wash basin, tiled splash back, an extractor fan and carpeted flooring

Office / Additional Reception Room

10'9" x 8'2" (3.3 x 2.5)

The office has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator and carpeted flooring

Kitchen / Diner

15'8" x 8'2" (4.8 x 2.5)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a ceramic sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher, space for an American style fridge freezer, space and plumbing for a washing machine, space for a dining table, ceramic tiled flooring, tiled splash back, recessed spotlights, a UPVC double glazed window to the rear elevation and a single door to the side elevation

Living Room

15'5" x 12'1" (4.7 x 3.7)

The living room has coving to the ceiling, carpeted flooring, a TV point, a feature fireplace with a decorative surround, two radiators, a UPVC double glazed window to the rear elevation and double French doors to the orangery

Orangery

21'7" x 9'6" (6.6 x 2.9)

The orangery has Terazzo tiled flooring with underfloor heating, recessed spotlights, a sky lantern glass roof, a range of UPVC double glazed windows to the rear elevation and bi-folding doors leading out to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

12'1" x 11'5" (3.7 x 3.5)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, fitted sliding mirror door wardrobes and access to an en-suite

En-Suite

8'2" x 3'3" (2.5 x 1.0)

The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure, tiled splash back, a radiator, carpeted flooring, an electrical shaving point, an extractor fan and a UPVC double glazed window to the side elevation

Bedroom Two

14'9" x 9'2" (4.5 x 2.8)

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

Bedroom Three

11'5" x 8'2" (3.5 x 2.5)

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

Bedroom Four

10'9" x 8'6" (3.3 x 2.6)

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

Bathroom

7'6" x 6'10" (2.3 x 2.1)

The bathroom has a low level flush WC, a pedestal wash basin, a tiled bath with a handheld shower head, tiled splash back, ceramic tiled flooring, a chrome heated towel rail, an electrical shaving point, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access in to the garage

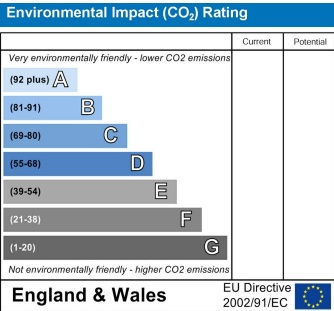
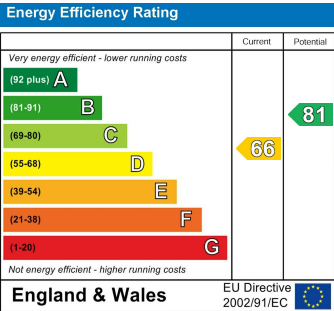
Rear

To the rear of the property is a private enclosed garden with a lawn, raised planters, a range of plants and trees, hard-standing for a shed, an external 13A weatherproof socket and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
693.95 Sq Ft - 64.47 Sq M
Approx. Gross Internal Area of the Entire Property:
1294.36 Sq Ft - 120.25 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
600.41 Sq Ft - 55.78 Sq M
Approx. Gross Internal Area of the Entire Property:
1294.36 Sq Ft - 120.25 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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