

# HoldenCopley

PREPARE TO BE MOVED

Pompeia Close, Hucknall, Nottinghamshire NG15 8JF

---

Guide Price £425,000



Pompeia Close, Hucknall, Nottinghamshire NG15 8JF





GUIDE PRICE £425,000 - £450,000

### MODERN DETACHED FAMILY HOME...

This modern detached home has been exceptionally maintained and is presented in immaculate condition, offering spacious and versatile accommodation that makes it ready for you to move straight in. Located within a quiet development on a private road, the property is conveniently close to Hucknall Town Centre, which boasts a range of shops, eateries, and local amenities, along with excellent transport links. It also falls within the catchment area for several well-regarded schools. On the ground floor, an inviting entrance hall provides access to a generous living room, featuring a bay-fronted window and double French doors that open directly onto the rear garden. There is also a bright family room with a bay-fronted window, perfect for relaxing or entertaining. The entrance hall leads into a spacious kitchen-diner, complete with double French doors opening to the garden and a convenient utility room. A ground-floor W/C completes the layout. Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite bathroom, while the remaining bedrooms share a stylish four-piece family bathroom. Externally, the front of the property features a lawn with planted areas, a driveway leading to a garage, an electric vehicle charging point, and gated access to the rear garden. The rear garden is enclosed and thoughtfully designed, including a patio area, lawn, planted beds, a shed, an outside tap, and boundaries defined by fence panels and brick walls.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Family Room
- Fitted Kitchen & Utility Room
- Four Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

17'4" x 9'1" (max) (5.29m x 2.79m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

6'8" x 2'10" (2.05m x 0.87m )

This space has a low level flush W/C, a pedestal wash basin, with a tiled splashback, a radiator, recessed spotlights, and wood-effect flooring.

Living Room

19'7" x 11'8" (5.99m x 3.57m )

The living room has a UPVC double glazed bay window to the front elevation, two radiators, a TV point, and double French doors opening to the rear garden.

Family Room

13'9" x 11'8" (max) (4.20m x 3.58m (max))

The family room has a UPVC double glazed bay window to the front elevation an a further UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Kitchen/Diner

17'8" x 12'4" (5.39m x 3.78m )

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, space for a dining table, a radiator, recessed spotlights, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening to the rear garden.

Utility Room

6'8" x 5'9" (2.05m x 1.77m )

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, a radiator, wood-effect flooring, and a UPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

17'4" x 9'2" (max) (5.29m x 2.80m (max))

The landing has a UPVC double glazed window to the front elevation, an in-built cupboard, a radiator, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

15'10" x 12'6" (max) (4.84m x 3.83m (max))

The first bedroom has two UPVC double glazed windows to the side and rear elevation, fitted wardrobes, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'0" x 5'2" (max) (2.14m x 1.60m (max))

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, recessed spotlights, a heated towel rail, partially tiled walls, vinyl tiled flooring.

Bedroom Two

11'10" x 10'0" (3.61m x 3.05m )

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

Bedroom Three

11'8" x 9'7" (3.58m x 2.93m )

The third bedroom has two UPVC double glazed window to the front and side elevation, a radiator, and carpeted flooring.

Bedroom Four

11'8" x 7'4" (3.58m x 2.25m )

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

8'11" x 8'4" (max) (2.72m x 2.56m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a panelled bath with central mixer taps, an extractor fan, an in-built cupboard, a radiator, partially tiled walls, vinyl tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted areas, a driveway leading to a garage, an electrical vehicle charging point, and gated access to the rear garden.

Garage

17'0" x 9'10" (5.20m x 3.02m )

The garage has ample storage, lighting, electrics, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio area, a lawn, a planted area, a shed, and a fence panelled and brick wall boundary.

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 E

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.

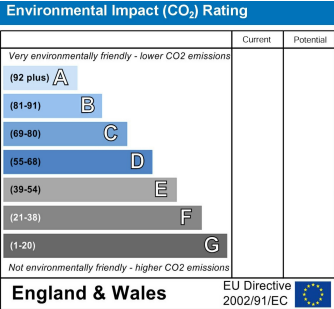
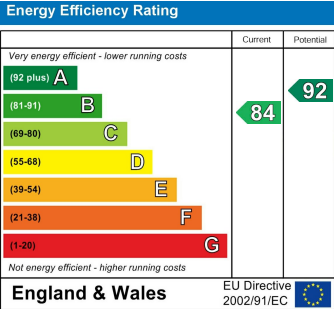
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Pompeia Close, Hucknall, Nottinghamshire NG15 8JF

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.