

HoldenCopley

PREPARE TO BE MOVED

Pompeia Close, Hucknall, Nottinghamshire NG15 8JF

Asking Price £335,000

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STUNNING DETACHED HOUSE...

This substantial David Wilson house, constructed within recent years, would make the perfect purchase for any growing family buyer looking for their forever home as it offers an abundance of space throughout and ready for you to move straight in. Situated in a quiet development within reach of Hucknall Town Centre, host to a range of shops, eateries, local amenities and excellent transport links as well as being within catchment to various schools. To the ground floor is an entrance hall, a W/C, a spacious living room and an open plan kitchen diner with an additional living area along with a separate utility room. The first floor offers four good sized bedrooms serviced by two modern bathroom suites and ample storage space. Outside there is a well maintained private garden complete with a driveway and a single garage for off road parking.

MUST BE VIEWED





- Detached David Wilson Home
- Four Bedrooms
- Spacious Kitchen Diner
- Large Living Room
- Utility & W/C
- Two Bathroom Suites
- Ample Storage Space
- Well Maintained Private Garden
- Driveway & Garage
- New Build Guarantee Remaining





GROUND FLOOR

Entrance Hall

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

W/C

5'10" x 3'3" (1.8 x 1.0)

This space has a low level dual flush W/C, a wall mounted wash basin, tiled splashback, a radiator, tiled flooring, an extractor fan and recessed spotlights

Living Room

20'11" x 13'1" (6.4 x 4.0)

The living room has a UPVC double glazed bay window, two further UPVC double glazed windows, carpeted flooring, a TV point and two radiators

Kitchen Diner

12'5" x 20'11" (3.8 x 6.4)

The kitchen has a range of fitted base and wall units with wood effect worktops and a feature breakfast bar island, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven and grill, a six ring gas hob with an extractor fan and glass splashback, an integrated dishwasher, an integrated fridge freezer, a TV point, tiled flooring, two radiators, space for a dining table and open plan to a sun room area

Sun Room

6'2" x 13'9" (1.9 x 4.2)

The sun room has a range of UPVC double glazed windows and double French doors opening out to the rear garden

Utility Room

5'6" x 6'6" (1.7 x 2.0)

The utility room has fitted base and wall units with wood effect worktops, tiled splashback, space and plumbing for a washing machine, a wall mounted boiler, a wall mounted thermostat, an extractor fan, tiled flooring, a radiator, an in-built cupboard and a single door providing side access

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window, a radiator, an in-built cupboard, access to the loft and provides access to the first floor accommodation

Bedroom One

11'5" x 17'8" (3.5 x 5.4)

The main bedroom has dual aspect UPVC double glazed windows, carpeted flooring, a wall mounted thermostat, a radiator, a TV point, a range of fitted floor to ceiling wardrobes, a recessed spotlight and access into the en-suite

En-Suite

6'2" x 4'3" (1.9 x 1.3)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a double walk in shower enclosure with a mains-fed shower, a radiator with a chrome towel rail, partially tiled walls, tiled flooring, an electrical shaving point, an extractor fan and a UPVC double glazed obscure window

Bedroom Two

12'5" x 12'1" (3.8 x 3.7)

The second bedroom has a UPVC double glazed window, carpeted flooring, a radiator and a fitted floor to ceiling wardrobe

Bedroom Three

8'2" x 12'1" (2.5 x 3.7)

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

Bedroom Four

6'10" x 8'2" (2.1 x 2.5)

The fourth bedroom has a UPVC double glazed window, an in-built cupboard, carpeted flooring and a radiator

Bathroom

5'10" x 6'2" (1.8 x 1.9)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double glazed obscure window

OUTSIDE

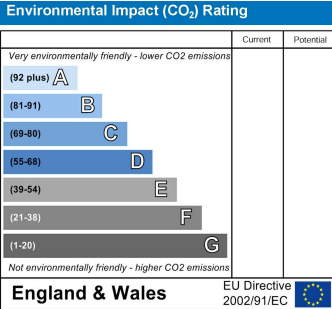
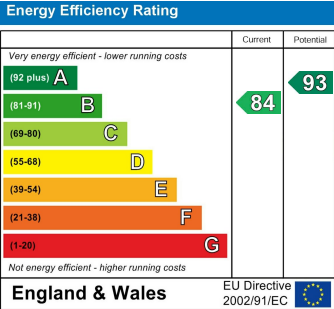
To the front of the property is a range of decorative plants and shrubs, courtesy lighting and gated access to the private enclosed garden with a patio area, a lawn, a range of plants and shrubs, security lighting, brick boundaries and fence panelling along with a driveway and access into the single garage

Garage

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
708.16 Sq Ft - 65.79 Sq M

Approx. Gross Internal Area of the Entire Property:
1311.37 Sq Ft - 121.83 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:
603.21 Sq Ft - 56.04 Sq M

Approx. Gross Internal Area of the Entire Property:
1311.37 Sq Ft - 121.83 Sq M

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