

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

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Guide Price £360,000



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**\*\* Guide Price £360,000 - £380,000 \*\***

#### ROOM FOR THE WHOLE FAMILY

This four bedroom detached house will make the perfect home for any family and it is situated within close proximity to excellent transport links, local amenities and schools.

The property boasts a wealth of new and original features throughout including stained glass windows, feature fireplaces and wooden panelling to the entrance hall. To the ground floor there is an entrance hall, a downstairs WC, a spacious living room, an additional reception room and an open plan kitchen diner - perfect for entertaining!

The first floor has four good sized bedrooms serviced by a modern family bathroom and an en-suite to the master.

Outside to the front of the property is a driveway with access to the garage and a lawn. To the rear of the property is a private garden with a lawn and a range of plants and shrubs.

**\*360° VIRTUAL TOUR AVAILABLE\***

**NO CHAIN**

**MUST BE VIEWED**





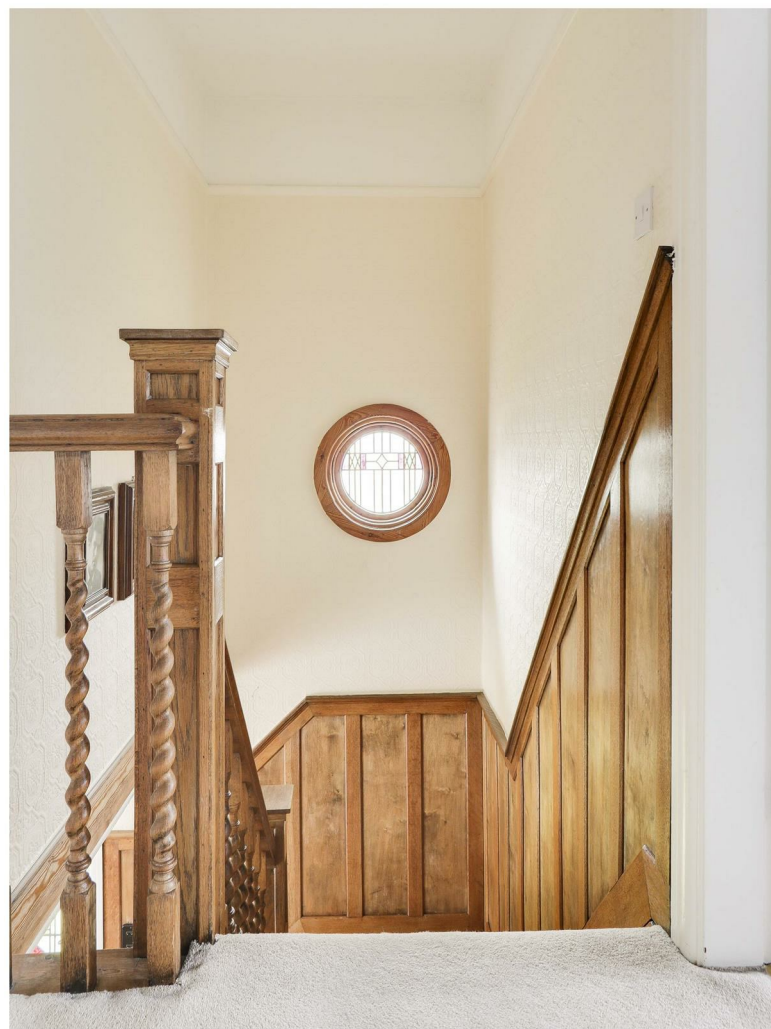


- Detached House
- Four Bedrooms
- Open Plan Kitchen & Dining Room
- Two Reception Rooms
- Stylish Bathroom Suite & En-Suite
- Driveway & Garage
- Modern & Original Features Throughout
- Perfect Family Home
- No Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has part wood panelled walls, a radiator, a window, an under stair storage cupboard and provides access into the accommodation

Downstairs WC

The WC has a low level flush WC, a hand wash basin and a window

Living Room

17'5" x 13'3" (5.31 x 4.04)  
The living room has a feature fireplace with a decorative surround, a TV point, two radiators, a stained glass bay window and two additional stained glass windows

Office

8'7" x 6'7" (2.64 x 2.03)  
The office has built in storage cupboards, a radiator and provides access to the porch

Porch

The porch has a range of windows, space and plumbing for a washing machine, houses the boiler and provides access to the rear

Kitchen

17'3" x 11'9" (5.26 x 3.60)  
The kitchen has a range of Oak effect base and wall units, an island/breakfast bar that seats two, a Belfast style sink with stainless steel taps, an extractor fan, space for a cooker, part tiled walls, LED spotlights in the ceiling, a radiator, a stained glass window, an additional window and provides access to the rear

Dining Room

10'11" x 10'7" (3.35 x 3.25)  
The dining room has a feature fireplace with a decorative surround, LED spotlights on the ceiling, space for a fridge freezer, a radiator and two windows

FIRST FLOOR

Landing

The landing has a loft hatch, a stained glass window and provides access to the first floor accommodation

Master Bedroom

20'6" x 13'11" (6.26 x 4.25)  
The main bedroom has a built in wardrobe with sliding doors, a stained glass bay window, two additional windows, two radiators and provides access to the en-suite

En-Suite

8'6" x 4'5" (2.60 x 1.37)  
The en-suite has a low level flush WC, a hand wash basin, a walk in shower, tiled walls, underfloor heating and a stained glass window

Bedroom Two

13'0" x 13'0" (3.97 x 3.97)  
The second bedroom has a stained glass window, an additional window and a radiator

Bedroom Three

10'9" x 10'2" (3.29 x 3.11)  
The third bedroom has an original open fireplace, a stained glass window, an additional window and a radiator

Bedroom Four

10'7" x 7'10" (3.23 x 2.39)  
The fourth bedroom has a window, an additional stained glass window and a radiator

Bathroom

8'7" x 7'1" (2.62 x 2.16)  
The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower and a bi-fold shower screen, a chrome heated towel rail, tiled walls, underfloor heating and a round stained glass window

OUTSIDE

Front

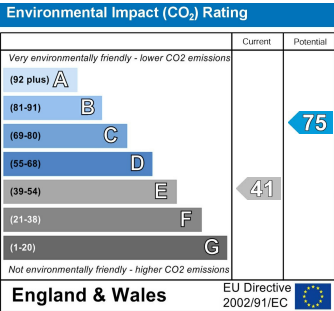
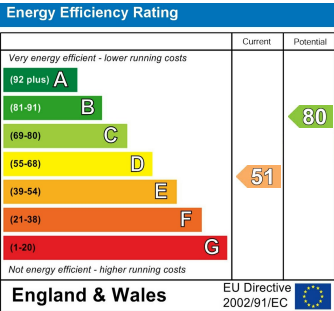
To the front of the property is a driveway providing access to the garage, a lawn, a corner arbour and a range of plants and shrubs

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area and raised planters

DISCLAIMER

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