

# HoldenCopley

PREPARE TO BE MOVED

Hawksley Gardens, Clifton, Nottinghamshire NG11 8SU

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Guide Price £325,000

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GUIDE PRICE £325,000-£350,000

## THE PERFECT FAMILY HOME...

Situated in a sought-after location, this well-presented four bedroom detached home offers an exceptional standard of living with its beautifully presented and spacious accommodation, making it the perfect home for a family looking to move straight in. The property benefits from being within close proximity to an array of local amenities, including convenient shops, excellent transport links, and well-regarded school catchments. Internally, the ground floor of the property offers an entrance hall providing access into the cosy living room with a feature fireplace and a rectangular bay window, and open access to the dining room. The modern fitted kitchen offers a breakfast bar and sleek cabinets for ample storage, creating a fantastic space for cooking and casual dining. Completing the ground floor is a W/C, a study, and internal access to the garage. Upstairs, the first floor of the property is home to four well-proportioned bedrooms, serviced by a three piece bathroom suite. Externally, the front of the property offers a block paved driveway providing off-street parking, access to the garage, and a lawn with a hedge. To the rear of the property is a private enclosed garden with a decked seating area, a paved patio seating area, and a lawn - the perfect outdoor retreat for relaxing or entertaining!

MUST BE VIEWED





- Detached Family Home
- Four Well-Proportioned Bedrooms
- Living Room With Fireplace & Rectangular Bay Window
- Modern Fitted Kitchen With Breakfast Bar
- Separate Dining Room
- Ground Floor W/C & Study
- Modern Three Piece Bathroom Suite
- Well-Presented Garden
- Off-Street Parking & Garage
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'5" x 4'7" (1.67m x 1.42m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, and a single UPVC door leading into the accommodation.

### Living Room

16'1" x 12'8" (5.16m x 3.88m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a dado rail, coving to the ceiling, a UPVC double-glazed rectangular bay window to the front elevation, and open access into the dining room.

### Dining Room

10'8" x 8'3" (3.27m x 2.54m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio doors leading out to the rear garden.

### Kitchen

14'6" x 10'10" (4.44m x 3.32m)

The kitchen has a range of gloss handleless fitted base and wall units with wood-effect worktops and a breakfast bar, a composite sink with a swan neck mixer tap and drainer, an integrated oven and gas hob with a stainless steel splashback and extractor fan, an integrated fridge freezer, tiled flooring, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

### W/C

4'5" x 4'0" (1.36m x 1.24m)

This space has a low level dual flush W/C, a wall-mounted wash basin with a mixer tap, vinyl flooring, tiled walls, a chrome heated towel rail, coving to the ceiling, a panelled ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Study

4'7" x 8'1" (1.42m x 2.48m)

The study has wood-effect flooring.

### Garage

11'5" x 8'4" (3.50m x 2.56m)

The garage has an up and over door, lighting and electricity, and ample storage space.

## FIRST FLOOR

### Landing

2'11" x 10'2" (0.90m x 3.11m)

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

### Master Bedroom

12'10" x 13'1" (3.93m x 4.25m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, a dado rail, coving to the ceiling, and two UPVC double-glazed windows to the front elevation.

### Bedroom Two

7'11" x 13'3" (2.42m x 4.06m)

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

### Bedroom Three

8'10" x 9'1" (2.71m x 2.79m)

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

### Bedroom Four

8'10" x 6'9" (2.71m x 2.06m)

The fourth bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'1" x 6'5" (2.12m x 1.97m)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a mixer tap, panelled bath with a wall-mounted electric shower fixture, tiled flooring, tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a block paved driveway with access to the garage, a lawn, gated access to the rear, and a hedge boundary.

### Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a decked seating area, a lawn, planted borders, and fence panelled and hedged boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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:

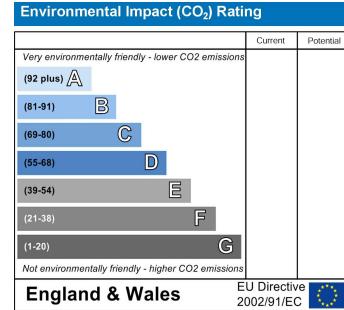
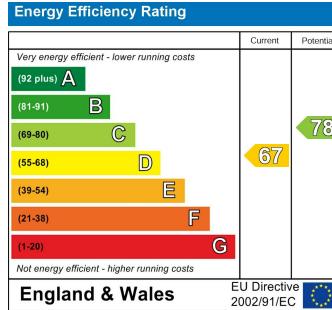
Property Tenure is freehold.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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