

10 HAZEL WAY

LINBY

NOTTINGHAM

NG15 8GS



£295,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Substantial Detached Property
- Fabulous Family Home
- Four Bedrooms
- Driveway & Garage
- Cul-de-sac & Village Location
- Front & Rear Gardens
- Security Alarm System
- Viewing Highly Recommended!

10 HAZEL WAY, LINBY, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall Office, turn right onto the High Street and left onto Station Road. Turn left onto Linby Road and continue onto Church Lane. Continue straight onto Waterloo Road and turn right onto Sherwood Walk. Turn right onto Hazel Way, where the property will be easily identified by our 'For Sale' board.

This superb four-bedroom detached property is set on an excellent plot occupying a cul-de-sac position, within modern yet mature development in the popular and desired location of Linby. Homes of this type rarely come to the market, consequently when they do it is important for prospective buyers to arrange to view sooner rather than later to maximise on the opportunity.

The property itself lies on the outskirts of Linby village with its local church, Brooke Farm where organic vegetables can be purchased and within walking distance of the Horse and Groom Public House, which serves a range of food and drinks. Equally, the property is in close proximity to all the amenities of Hucknall, with its train, tram, Leisure Centre, shops and other services. There are different road links to Nottingham, Mansfield and Junction 27 of M1 motorway.

Front gardens to the property are attractively laid out with lawns, borders with maturing trees, double width driveway and single integral garage with up and over door.

OPEN PORCH

Tiled canopy over open entrance porch, with tiled floor, coach lamp and front door opening into:

HALLWAY

Which provides access to all ground floor rooms and has stairs leading to the first floor. The hallway has ceiling coving, two ceiling light points, smoke alarm, radiator, power points and telephone point. Panelled door to under stairs storage cupboard.

Panelled door to:

GROUND FLOOR W.C

With ceiling light point, ceiling coving, UPVC double glazed opaque window to the side, radiator, two-piece suite comprising pedestal wash hand basin and closed coupled W.C.

Panelled door to:

GARAGE

Which houses the wall mounted gas boiler, electricity consumer unit and benefits from power and light. Access from the driveway with up and over door.

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Glazed and panelled door to:

DINING-KITCHEN

14'9" x 16'6" This room is 'L' shaped with UPVC double glazed window overlooking the rear garden, ceiling coving, ceiling light point, power points and radiator. The kitchen area is fully fitted with a range of wall and base units in oak with roll top work surfaces, illuminated extractor over four ring gas hob, integrated double oven and grill, 1 ½ bowl single drainer stainless steel sink with chrome mixer taps, integrated fridge, integrated freezer, space and plumbing for washing machine, space and plumbing for dish washer, UPVC double window overlooking the rear garden, double glazed door opening onto rear garden, ceiling light point, ceiling coving and numerous power points.



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Panelled door to:

DINING ROOM

10' x 11'6" With UPVC double glazed double doors overlooking and opening onto rear garden, ceiling light point, ceiling coving, radiator, power points, telephone point, TV aerial point and double doors opening to lounge.



LOUNGE

18'3" into box bay x 11'9" The lounge can be accessed from both the dining room and hallway. The lounge has UPVC double glazed box bay window overlooking front gardens, two thermostatically controlled radiators, ceiling light point, ceiling coving, power points, TV aerial point and telephone point.



Balustrade stairs to:

PART GALLERIED LANDING

With ceiling coving, ceiling light point, access to insulated roof space, smoke alarm, power point, panelled door to airing cupboard, panelled door to separate cloak cupboard with hanging rail and shelving.

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Panelled door to:

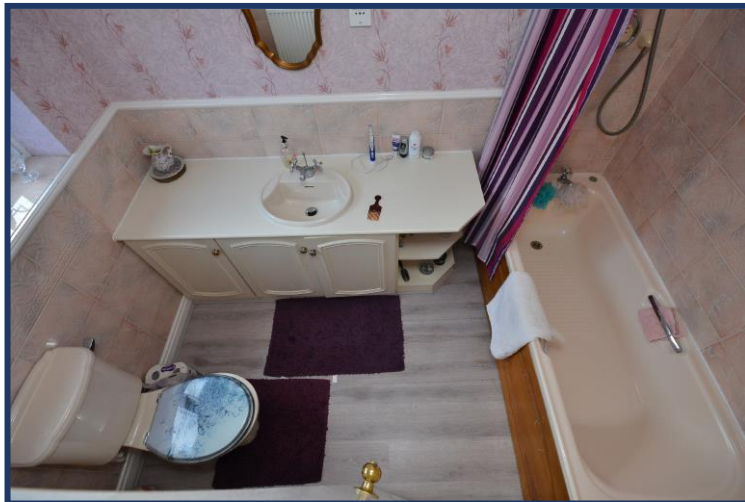
MASTER BEDROOM

11'9" x 11' With UPVC double glazed window overlooking the front garden, ceiling light point, ceiling coving, thermostatically controlled radiator, a range of fitted wardrobes, power points, TV aerial point and telephone point.



EN-SUITE

With UPVC double glazed opaque window to the side, ceiling light point, extractor, ceiling coving, panelled bath with tiled surround, shower over, wash hand basin set into vanity unit, closed coupled W.C, part wall tiling, radiator and twin voltage shaver point.



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Panelled door to:

BEDROOM TWO

11'3" x 9'6" excluding fitted wardrobes. With two UPVC double glazed windows to the front, thermostatically controlled radiator, ceiling coving, ceiling light point, fitted wardrobes, power points, TV aerial point and telephone point.



Panelled door to:

BEDROOM THREE

8'3" x 11' excluding fitted wardrobes. With UPVC double glazed window overlooking rear garden, thermostatically controlled radiator, ceiling coving, ceiling light point, fitted wardrobes and power points.



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Panelled door to:

BEDROOM FOUR

8'9" x 10'6" UPVC double glazed window overlooking the rear garden, ceiling light point, ceiling coving, thermostatically controlled radiator and fitted wardrobe.



Panelled door to:

FAMILY BATHROOM

With UPVC double glazed opaque window to the rear, ceiling light point, ceiling coving, four-piece suite comprising panelled bath, pedestal wash hand basin, closed coupled W.C, double tiled shower cubicle with power shower, part wall tiling, twin voltage shaver point, extractor and radiator.



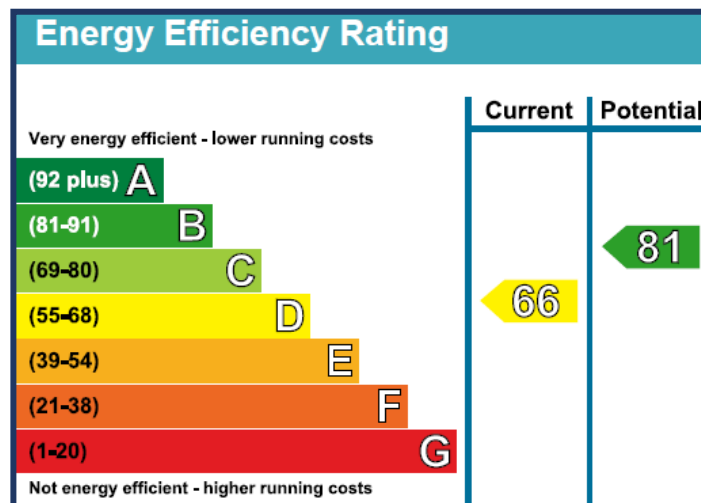
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OUTSIDE

The particular feature of this property is the size of plot which is seldom found with new build properties. We have already mentioned the attractive gardens to the front of the property but there is also garden space at the side, which would allow for an extension subject to the necessary consent. There is a patio area, hard standing to include garden shed, pathway leading to gated access to the front of the property, a good size lawn, extremely well stocked and colourfully planted borders with a wealth of shrubs, plants and hedging. The rear garden is afforded a good degree of privacy, there is an outside light and outside tap. The rear gardens are fully enclosed and secure providing safety for both children and pets.



EPC GRAPH

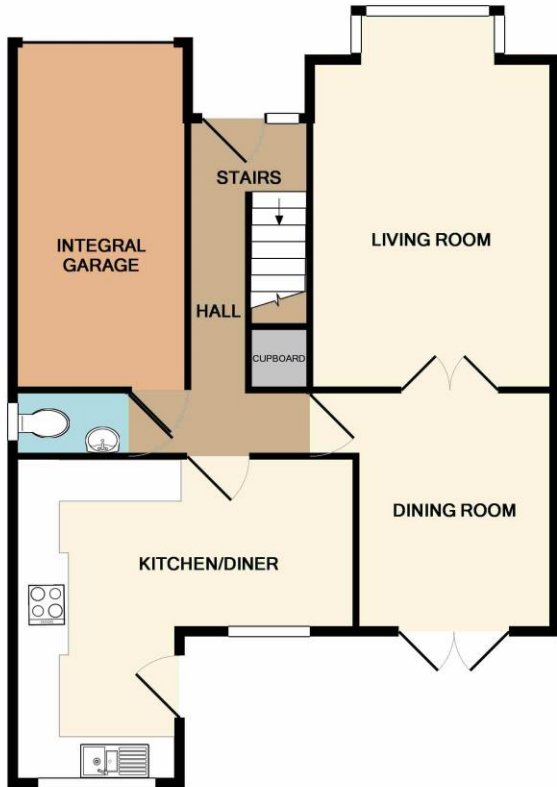


ADDITIONAL INFORMATION

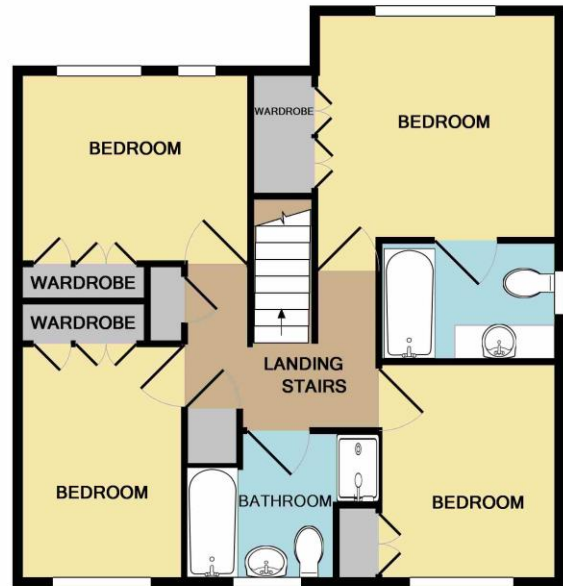
Council Tax Band: E
Local Authority: Ashfield District Council

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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 71.1 SQ.M.
(765 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.4 SQ.M.
(661 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.5 SQ.M. (1426 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.