

2 Stanmore Close

£400,000



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www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

DREAM HOME! This you simply have to see this property. JMS are delighted to be able to offer to the market this fabulous 5 bed detached property, with the added features of a garage and conservatory. This property simply put is stunning. Viewing is highly recommended.

With a large driveway, ample enough for 3 cars, you enter the property into a spacious and bright entrance hallway, providing access to the stairs, kitchen, dining room, lounge and ground floor bedroom.

Moving to the right, you come to the lounge, which runs the depth of the house, and offers a stunningly shaped bay window. Double door access from here leads to dining room, with a further patio door leading into the conservatory.

Into the dining room, the open access into the kitchen makes this room a focal point of the house, linking the kitchen with the conservatory. More than spacious enough to occupy a dining table, this room makes hosting and socialise all the more relaxed and social.

Into the conservatory, built onto a brick dwarf wall, you really can see how much extra space there is in this house. With 2 patio doors leading out on to the garden, and power along with heating, this really is the extra room everybody is always looking for in their home.

Coming back into the main house and through the dining room, the kitchen itself is simply fantastic, with so much space available. Offering integrated oven and hob, along with the space for a freestanding but still enclosed double door style fridge freezer, this is room that really give the WOW factor.

What's more, this property boasts an extremely useful benefit of having a large utility room off the kitchen. Complete with worktops, additional cupboard storage and a double sink, this is the handiest room in the property. It also means the washing machine and dryer can be in here out of the way and out of sight.

Back into the entrance hallway, you are now led past the ground floor toilet and cloak space, to the large ground floor 5th bedroom, complete with fitted wardrobes and en-suite.

Moving upstairs climbing the L-shaped staircase, with the stunning feature light fitting above you, you reach the landing which spans 3 sides of the stairs. This offers access to the 4 bedrooms and the family bathroom.

The master bedroom to the rear of the property also has the benefit of a modern en-suite, complete with shower, toilet and sink.

The remain bedrooms combined offer space for the whole family to have their own privacy.

Outside to the rear is the split-level back garden. With a patio area to the top, leading down to a decking area and planting space. This garden really is one to make your own and would be the ideal space for hosting.

To the front, there is access to the garage from the driveway, perfect for keeping a car and/or storage.

This property is the ideal home for a family looking to achieve that fine balance of family living space without being on top of each other. The space available means that you need look no further - this is the home you've been dreaming of.

TENURE

The property is being sold as a freehold with vacant possession upon completion

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES AND FITTINGS

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fittings mentioned in this brochure or otherwise.

Entrance hall

Leading to lounge, kitchen, dining room, ground floor toilet, cloak cupboard and ground floor bedroom

Lounge

w: 3.5m x l: 6.8m (w: 11' 6" x l: 22' 4")

Fantastic lounge with bay window looking out across the front of the property, and access into the dining room and conservatory. Stylish fireplace, double wall sockets, 2x ceiling lights, TV point and carpeted flooring. Wall mounted radiator and UPVC double glazed window.

Dining

w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

Central room to the ground floor, offering access to lounge, kitchen, conservatory and entrance hallway. More than enough space for a good sized dining table, and an ideal room for hosting.

Conservatory

w: 6m x l: 3.2m (w: 19' 8" x l: 10' 6")

Fantastically large conservatory, with access into the lounge and dining room, as well as 2x patio doors leading to the garden. With double sockets, stylish wall mounted radiator and lighting.

Kitchen

w: 3.3m x l: 5.3m (w: 10' 10" x l: 17' 5")

Spacious kitchen, perfect for hosting and family life, with modern styled units, integrated double oven, double sink, 5 ring hob, wine cooler, integrated microwave and space of an enclosed double sized American style fridge freezer, this is everything you would want from a kitchen and more.

WC

Ground floor toilet with wash hand basin

Bedroom 5

w: 3.9m x l: 4.9m (w: 12' 10" x l: 16' 1")

Large double sized bedroom with TV point and en-suite. Wall mounted radiator and UPVC double glazed window.

FIRST FLOOR:

Landing

With access to bedrooms 1 to 4 and family bathroom. Feature light from ceiling covering staircase.

Bedroom 1

w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

Large double bedroom, with en suite. Wall mounted radiator and UPVC double glazed window.

Bedroom 2

w: 3.5m x l: 3.3m (w: 11' 6" x l: 10' 10")

Good sized double bedroom. Wall mounted radiator and UPVC double glazed window.

Bedroom 3

w: 3.5m x l: 2.8m (w: 11' 6" x l: 9' 2")

Another good sized double bedroom. Wall mounted radiator and UPVC double glazed window.

Bedroom 4

w: 2.8m x l: 2.2m (w: 9' 2" x l: 7' 3")

Excellent sized single bedroom. Wall mounted radiator and UPVC double glazed window.

Garage

w: 4.9m x l: 3.4m (w: 16' 1" x l: 11' 2")

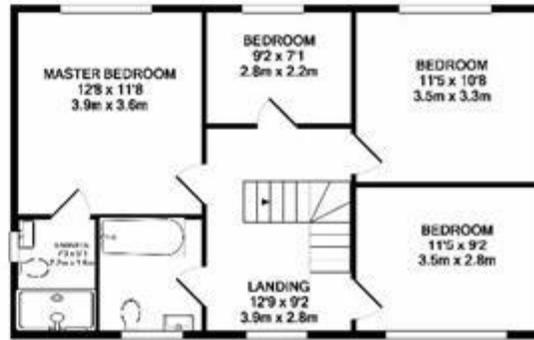
Very good sized garage, ideal for storage and/or keeping a car in.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



GROUND FLOOR
APPROX. FLOOR
AREA 1349 SQ.FT.
(126.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1900 SQ.FT. (184.9 SQ.M.)

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Made with: Archiplus 2019/18



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	74	82

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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