



**59 Harker Close, Hucknall, Nottingham,
Nottinghamshire NG15 6XF**

OIRO £400,000

Tel: 0115 9680268



- Detached Family Home
- Large Drive & Large Garage
- Beautiful Landscaped Rear Garden
- Viewing Essential To Appreciate
- 19ft Open Plan Living Kitchen
- En Suite & Family Bathroom
- Fantastic Rear Extension
- Stunning Presentation Throughout

A stunning, first class extended family home of the highest order. This magnificent four-bedroom detached family home not only stands on arguably the best plot on this wonderful residential street but also boasts a staggering number of high-quality upgrades and improvements. This home is still under the developer's warranty, but the current owners really have taken this property into a class of its own, having a 19ft orangery added to the rear with full width aluminium bi-folding doors and a central roof lantern which has transformed the dining kitchen into a magnificent open plan living kitchen with central island and upgraded premium grade marble worktops which truly is the main hub of this perfect home. Alongside the orangery they have made alterations to the large garage creating an extremely handy utility space, air conditioning in the three double bedrooms and beautiful landscaping to the rear garden with two porcelain tiled patio sitting areas, secure new fencing which add to the levels of privacy and a large artificial lawn making it a perfect space for all the family with no upkeep required.

The spacious of this home is apparent both inside and out and has more than 1,500sq ft of internal living space which consists of an initial entrance hall with handy understairs storage with lighting, downstairs WC, separate cosy yet spacious lounge and that magnificent open plan living kitchen fitted with a sleek & stylish kitchen with central island and high-quality marble working surfaces and stacked with integral appliances. To the first-floor landing there are four bedrooms including three spacious doubles all fitted with Mitsubishi Air con units that will be included within the sale, the master enjoying plenty of storage and a well-equipped en suite shower room. The fourth bedroom is currently fitted with modern yet timeless internally fitted wardrobes and finally an easy on the eye neutral family bathroom.

Externally, as mentioned above this property stands on arguably the best plot on Harker Close having a large block paved driveway that leads onto a deceptively large 22ft x 11ft integral garage, beautifully kept front lawn with select planting. There is also plenty of space to each side of the property with one side having a secure access gate which opens onto the pristine landscaped rear garden which enjoys two porcelain tiled patio sitting areas, substantial artificial lawn, raised sleeper bed with granite chip pebbled border, external LED lighting, external power points, external water supply, two RING smart CCTV cameras and matching doorbell that will be included within the sale and also a Tesla car charging point that could be available by separate negotiation.

ENTRANCE HALL

w: 4.88m x l: 2.21m (w: 16' x l: 7' 3")

A fitting entrance to this fine property having a radiator, ceiling light point, understairs storage cupboard with inset lighting and plumbing for a washing machine. There is also access into the downstairs WC, lounge and open plan living kitchen.

DOWNSTAIRS WC

w: 1.75m x l: 1.02m (w: 5' 9" x l: 3' 4")

A well positioned downstairs WC with low flush WC and a wash hand basin with chrome mixer tap. There is a ceiling light point, extractor fan and a radiator.

LOUNGE

w: 4.55m x l: 3.51m (w: 14' 11" x l: 11' 6")

A spacious yet cosy lounge with two radiators, ceiling light point, wall media plate and a double glazed window to the front elevation.

OPEN PLAN LIVING KITCHEN

w: 6.17m x l: 5.84m (w: 20' 3" x l: 19' 2")

A stunning high quality orangery extension which has made one seamless magnificent open plan living space with a sleek & stylish contemporary fitted kitchen of the highest order with central island flowing into the beautifully finished orangery with full width aluminium bi-folding doors and roof lantern with self cleaning glass.

KITCHEN AREA

w: 5.77m x l: 2.95m (w: 18' 11" x l: 9' 8")

Following on from the above the initial kitchen area is fitted with a sleek & stylish range of wall cupboards, base units and drawers and a large matching central island with premium grade modern yet timeless marble working surfaces over. There is also a whole range of integrated appliances including: double oven, microwave, induction hob (with gas feed still available), fridge freezer and dishwasher giving you everything you could possibly need to just move straight in. There is also a large radiator, LED ceiling spotlights, internal door into the large integral garage which incorporates that extremely handy utility area and seamless open plan access into the:

ORANGERY

w: 5.84m x l: 3.23m (w: 19' 2" x l: 10' 7")

Which enjoys a triple aspect of the garden and allowing a staggering amount of natural light to pour into the orangery and kitchen area with double glazed window to both sides, large roof lantern with self cleaning glass, array of dimmable LED ceiling spotlights, radiator and aluminium bi-folding doors opening onto the low maintenance landscaped rear garden.

FIRST FLOOR LANDING

w: 2.54m x l: 2.18m (w: 8' 4" x l: 7' 2")

With a ceiling light point and access into the large attic space which offers substantial scope and potential for conversion should you need even more space.

MASTER BEDROOM

w: 3.66m x l: 3.33m (w: 12' x l: 10' 11")

A spacious master bedroom with a radiator, feature LED ceiling light with inset fan which will be included within the sale, Mitsubishi air conditioning unit fitted in September 2022 with lengthy warranty still remaining. There is also handy storage cupboard and a double glazed window to the front elevation.

EN-SUITE

w: 2.31m x l: 1.22m (w: 7' 7" x l: 4')

A modern en suite with three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a heated electric towel radiator, ceiling light point and an extractor fan.

BEDROOM TWO

w: 4.19m x l: 3.51m (w: 13' 9" x l: 11' 6")

A large second double bedroom with a radiator, ceiling light point, Mitsubishi air conditioning unit fitted in September 2022 with lengthy warranty still remaining and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.51m x l: 3.28m (w: 11' 6" x l: 10' 9")

A third generous double bedroom with a radiator, ceiling light point, Mitsubishi air conditioning unit fitted in September 2022 with lengthy warranty still remaining and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 2.9m x l: 1.73m (w: 9' 6" x l: 5' 8")

A fourth and final bedroom which has been fitted with a stylish yet timeless range of fitted wardrobes with inset full hanging rails, double hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.21m x l: 1.68m (w: 7' 3" x l: 5' 6")

A beautifully finished neutral family bathroom with three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome mixer tap and a low flush WC with wall inset chrome cistern control. There is also a high gloss storage unit the vendors are including within the sale, electric heated towel radiator and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, as mentioned above this property stands on arguably the best plot on Harker Close having a large block paved driveway that leads onto a deceptively large 22ft x 11ft integral garage, beautifully kept front lawn with select planting. There is also plenty of space to each side of the property with one side having a secure access gate which opens onto the pristine landscaped rear garden which enjoys two porcelain tiled patio sitting areas, substantial artificial lawn, raised sleeper bed with granite chip pebbled border, external LED lighting, external power points, external water supply, two RING smart CCTV cameras and matching doorbell that will be included within the sale and also a Tesla car charging point that could be available

by separate negotiation.

GARAGE

w: 6.76m x l: 3.38m (w: 22' 2" x l: 11' 1")

A deceptively large integral garage with up and over door, power, lighting, internal access door into the open plan living kitchen and an excellent handy utility area to the rear with working surfaces, plumbing for a washing machine, space for a tumble dryer and a wall mounted Potterton combi boiler fitted in 2021 with warranty.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

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 advice 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 & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any 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 fitting mentioned in this brochure or otherwise.









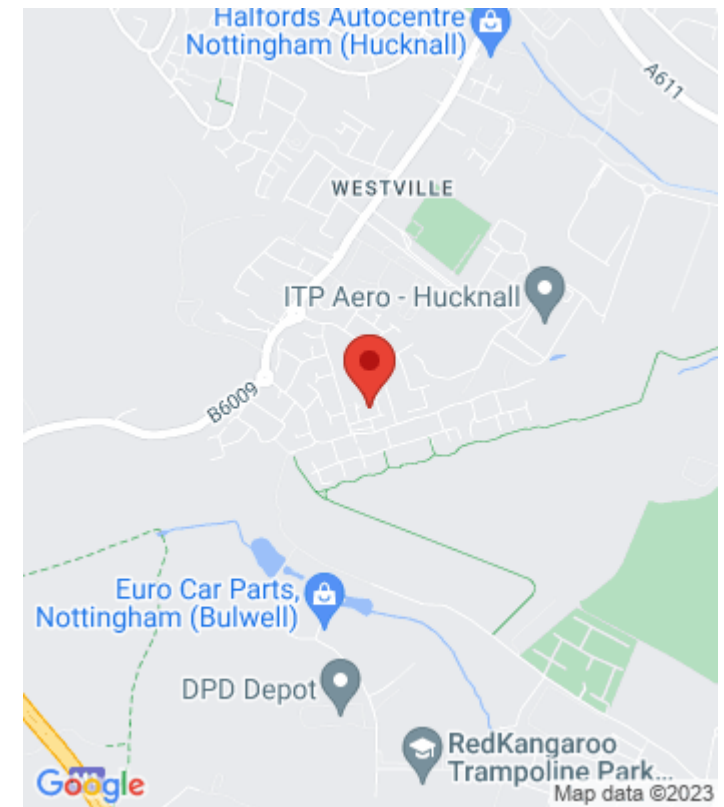












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Viewing by appointment only
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