

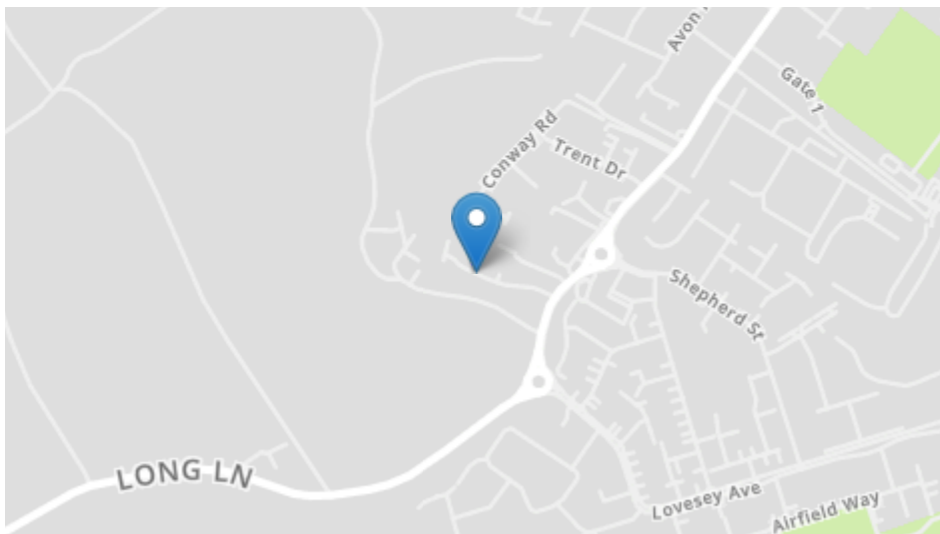
Olympus Court, Hucknall, NG15 6FL

Guide Price £750,000

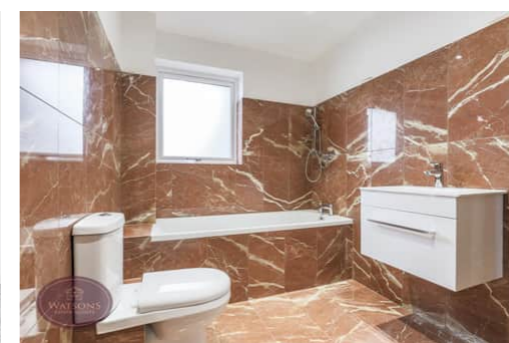


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Substantial Detached Bungalow
- 5 Bedrooms
- Open Plan Dining Kitchen, Family Room
- Spacious Lounge
- Finishes to Include 2 En Suites & family Bathroom
- Separate Detached Annex with Sauna & Steam Room
- Generous Plot with Ample Parking
- Quiet Cul De Sac Location
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25998630

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** TWO DWELLINGS, ONE EXCEPTIONAL OPPORTUNITY *** GUIDE PRICE £750,000-£800,000 *** Watsons are excited to present a rare opportunity to acquire an exceptional extended bungalow in a sought-after location, which comes with a further multi-functional building. The position on a quiet cul-de-sac on the Hucknall/Watnall border gives the quietness and privacy you would want from a forever home. The bungalow itself has space in abundance and is offered for sale with NO UPWARD CHAIN. Accommodation has under floor heating throughout and comprises in brief; entrance hallway, spacious lounge with picture windows to the front, open plan dining kitchen & family room fitted to a very high specification, with over-sized sliding doors to the rear garden, separate utility room, primary bedroom with dressing room, en suite and French doors leading out to the garden. Bedroom 2 also benefits from en suite facilities, whilst there are 3 further well proportioned bedrooms and a separate family bathroom.

In the grounds of the property, our sellers have constructed a self contained annex, rendered with natural slate and completed to a similar superior standard as the main dwelling. This would be perfect for independent family living and/or summer entertaining. As an annex, there is open plan living space which would easily accommodate a sofa set, dining table and king size bed. The contemporary kitchen is fitted with integrated appliances including an oven & grill, hob, dishwasher, washing machine & fridge freezer - all of which is temperature controlled by a state of the art energy efficient heating system. A key feature is the Swedish sauna, with it's own rainfall shower. The annex has its own veranda constructed from solid oak with a pitched roof, integrated lighting and tiled flooring.

Outside, the private gardens are predominantly lawned with block paved patio areas and low hedging to the rear allowing an open view over the fields beyond. To the front of the property, a block paved driveway provides ample off road parking with double gates leading to a further enclosed parking area with an outdoor storage shed. Natural slate features around the windows and doors and the stylish outdoor lightning brings both buildings to life at dusk.

Olympus Court is a quiet and sought after cul de sac, conveniently located between Hucknall & Kimberley Town Centres, both of which provide a range of shops, amenities and public services including doctors, pharmacies and vets. Key roads nearby include the A611 & A608 which leads to Junction 27 of the M1 and for those who love the outdoors, countryside walks around Watnall and Moorgreen are within easy reach.

For more information on this unique proposition or to book an appointment to view call our team on 01159385577.

Entrance Hall

Newly fitted composite entrance door and uPVC double glazed windows to the front with granite window sill, access to the lounge, dining kitchen, utility room, all bedrooms and the family bathroom. Underfloor heating.

Lounge

5.3m x 5.0m (17' 5" x 16' 5") UPVC picture windows to the front with granite window sill, access to the dining kitchen & family room. Underfloor heating.

Open Plan Dining Kitchen & Family Room

6.3m x 5.65m (20' 8" x 18' 6") A range of matching contemporary wall & base units. Quartz work surfaces incorporating an integrated 1810 sink with flexi tap. Integrated appliances including dishwasher, 2 ovens, hob & fridge freezer. 2 skylight windows, uPVC double glazed window to the rear with granite window sill and field views, door to the enclosed driveway and over sized uPVC double glazed sliding doors to the rear garden. Underfloor heating.

Utility Room

3.65m x 1.8m (12' 0" x 5' 11") A range of matching wall & base units, work surfaces incorporating a sink & mixer tap. Window to the rear with granite window sill, plumbing for washing machine, underfloor heating.

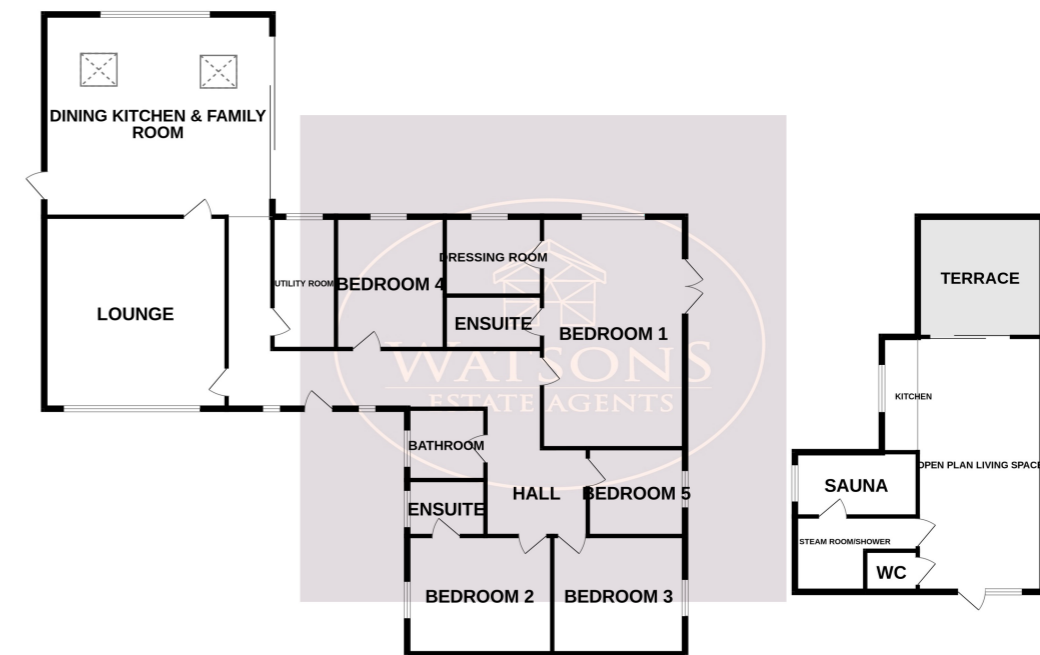
Primary Bedroom

6.36m x 3.95m (20' 10" x 13' 0") UPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear with granite window sill, access to the en suite and dressing room. Underfloor heating.
Dressing Room - 2.6m x 2.1m (8' 6" x 6' 11") UPVC double glazed window to the rear. Underfloor heating.
En Suite - 2.7m x 1.4m (8' 10" x 4' 7") 3 piece suite in white comprising WC, vanity sink unit and shower. Chrome heated towel rail, extractor fan and ceiling spotlights. Underfloor heating.

Bedroom 2

3.95m x 3.27m (13' 0" x 10' 9") UPVC double glazed window to the side with granite window sill, access to the en suite. Underfloor heating.
En Suite - 2.2m x 1.5m (7' 3" x 4' 11") 3 piece suite in white comprising WC, vanity sink unit and shower. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side. Underfloor heating.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Bedroom 3

3.6m x 3.27m (11' 10" x 10' 9") UPVC double glazed window to the side with granite window sill. Underfloor heating.

Bedroom 4

3.6m x 3.0m (11' 10" x 9' 10") UPVC double glazed window to the rear with granite window sill. Underfloor heating.

Bedroom 5

2.6m x 2.4m (8' 6" x 7' 10") UPVC double glazed window to the side with granite window sill. Underfloor heating.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side with granite window sill. Underfloor heating.

The Annex

Open Plan Living Space

8.14m x 3.65m (26' 8" x 12' 0") Kitchen area fitted with contemporary units complimented by copper accents. Quartz work surfaces incorporating an integrated 1810 sink with flexi tap. Integrated appliances including dishwasher, washing machine, oven, hob & fridge freezer. Brick slip feature walls & luxury vinyl tiled flooring complete this modern open plan space, heated and cooled by a wall mounted state of the art 'Cooper Hunter' climate control system. UPVC double glazed windows to the front & side and sliding doors leading to the veranda.
SAUNA - Electricity powered, seating for 6-8 people, integrated music system.
STEAM ROOM/SHOWER - 12mm Quartz slabbed walls, obscured uPVC double glazed window to the side, tiled floor with under floor heating, ceiling mounted rainfall shower, spotlights and extractor fan.
WC - Concealed cistern WC & hand basin, wall mounted mirror with LED lighting.

Outside

The private gardens are predominantly lawned with block paved patio areas and low hedging to the rear allowing an open view over the fields beyond. To the front of the property, a block paved driveway provides ample off road parking with double gates leading to a further enclosed parking area with an outdoor storage shed. Natural slate features around the windows and doors and the stylish outdoor lightning brings both buildings to life at dusk.