

# HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottingham NG15 6JZ

---

£895 PCM

Polperro Way, Hucknall, Nottingham NG15 6JZ



**Due to high demand on this property, we are no longer accepting viewings.**

Please visit our website for more available properties.

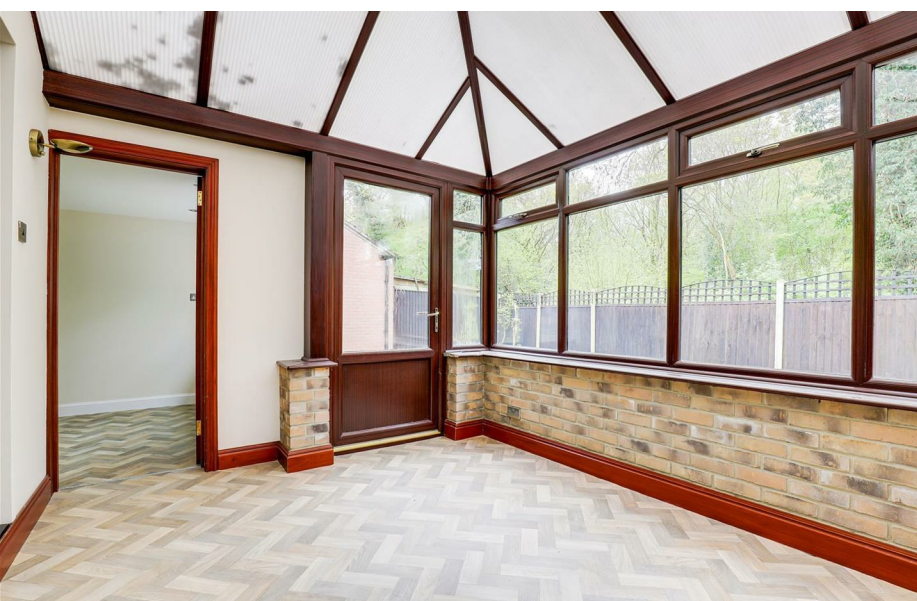


WELL PRESENTED THROUGHOUT...

This charming two-bedroom semi-detached house, located in the sought-after area of Hucknall, is now available for immediate occupancy. Boasting a contemporary and neutral decor scheme throughout, the property is ideal for couples or working professionals seeking a comfortable living space. Upon entering the home, you're greeted by an inviting entrance hall leading to a spacious living room featuring a stylish fireplace, perfect for cosy evenings. The modern fitted kitchen/diner offers ample space for dining purposes, complemented by the added luxury of a conservatory and office area, providing versatile living spaces. Moving to the first floor, you'll find two generously sized double bedrooms, with the master bedroom benefitting from fitted wardrobes, offering plenty of storage space. These bedrooms are serviced by a sleek three-piece bathroom suite, adding to the property's modern appeal. Externally, the front of the house features a gravelled driveway and access to a garage, providing ample off-street parking. The rear garden is enclosed, offering privacy and security and features a lush lawn and a paved seating area, creating a perfect spot for enjoying the outdoors during the Summer months. Conveniently situated close to a range of shops, eateries, and transport links into the City Centre, this well-presented home offers both comfort and convenience for its occupants.

AVAILABLE NOW!





- Semi-Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Office & Conservatory
- Modern Three Piece Bathroom Suite
- Ample In-Built Storage
- Drive & Garage Providing Off Street Parking
- Rear Enclosed Garden
- Popular Location





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3'2" x 2'9" (0.97m x 0.85m)

The entrance hall has carpeted flooring, in-built storage cupboard, alarm panel, recessed ceiling spotlight and single UPVC door providing access into the accommodation

#### Living Room

11'9" x 14'11" (3.59m x 4.55m)

The living room has carpeted flooring and stairs, coving to the ceiling, TV point, chimney breast with feature fireplace marble effect hearth, decommissioned gas fire and a decorative surround with a mantelpiece, French doors leading to the kitchen, radiator and UPVC double glazed window to the front elevation

#### Kitchen

9'9" x 11'9" (2.99m x 3.59m)

The kitchen has wood effect flooring, partially tiled walls, coving to the ceiling, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink with drainer and mixer taps, integrated oven with gas hobs, stainless steel splashback and an over hood extractor fan, space and plumbing for a washing machine, space for a table and chairs, radiator, UPVC double glazed window to the rear elevation and UPVC double glazed French doors providing access to the conservatory

#### Office

8'0" x 12'2" (2.44m x 3.72m)

The office has parquet effect flooring, recessed ceiling spotlights, radiator and UPVC double glazed window to the rear elevation

#### Conservatory

11'3" x 9'4" (3.45m x 2.85m)

The conservatory has parquet effect flooring, a range of UPVC double glazed windows, polycarbonate roof and a single UPVC door providing access to the rear garden

### FIRST FLOOR

#### Landing

6'2" x 5'10" (1.88m x 1.79m)

The landing has carpeted flooring, loft hatch, smoke alarm, thermostat, in-built storage cupboard and provides access to the first floor accommodation

#### Master Bedroom

7'10" x 11'9" (2.40m x 3.60m)

The main bedroom has carpeted flooring, a range of fitted wardrobes, coving to the ceiling, radiator and a UPVC double glazed window to the rear elevation

#### Bedroom Two

8'9" x 11'8" (max) (2.69m x 3.57m (max))

The second bedroom has laminate wood effect flooring, cupboard, radiator and UPVC double glazed window to the front elevation

#### Bathroom

6'2" x 5'5" (1.88m x 1.66m)

The bathroom has wood effect flooring, partially tiled walls, recessed ceiling spotlights, extractor fan, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps and a wall mounted mains-fed shower, chrome towel rail, vanity unit and UPVC double glazed obscure window to the side elevation

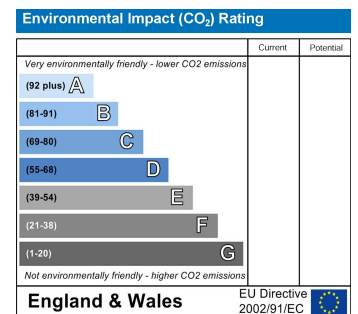
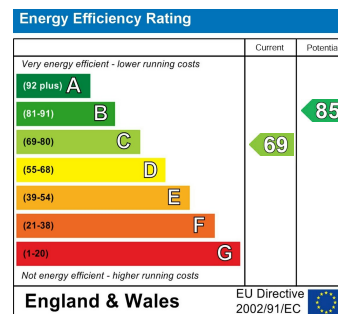
### OUTSIDE

#### FRONT

To the front is a gravelled driveway and access to the garage providing ample off street parking

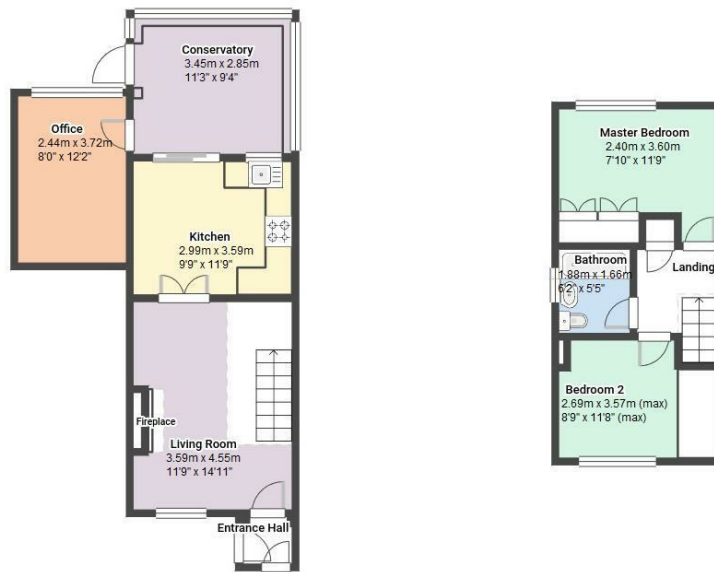
#### REAR

To the rear is an enclosed garden with a lawn, paved seating area, gravelled borders with a fence surround and gated access



Polperro Way, Hucknall, Nottingham NG15 6JZ

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.