



Polperro Way
Hucknall Nottingham



Polperro Way Hucknall Nottingham NG15 6JS

for sale
£300,000



Property Description

Looking for something with a difference?? Then look no further than this extended detached home with balcony.

Having been a much loved family home since new, the property offers entrance hallway, spacious lounge diner, newly refurbished breakfast kitchen, downstairs WC and utility cupboard.

To the first floor there are three bedrooms, two having built in wardrobes and family bathroom. In addition and as a special feature, there is also a spacious balcony located off the rear bedroom which offers a little hideaway perfect for sunworshippers or astronomers.

The property also has a carport with electric up and over door, office/hobby room front and rear gardens and driveway .

Being perfectly located with schools and shops close by, it also offers easy access to A611 and Nottingham City Centre, with bus stops close too.

The property must be viewed to be fully appreciated

Entrance Hallway

Entered into via UPVC front door with stairs to the first floor, understairs storage cupboards, central heating radiator and coving to the ceiling.

Lounge

22' 5" x 13' 3" Max (6.83m x 4.04m Max)
Having UPVC bay window to the front elevation, TV point, wooden panelling and double doors to the dining area.

Breakfast Kitchen

16' 11" x 9' 4" (5.16m x 2.84m)
Being newly refurbished and comprising of a comprehensive range of wall, base and drawer units with complimentary work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, integrated double oven with electric hob and extractor hood, under unit lighting, recess spot lights, door through to the car port, UPVC double glazed bay window to the rear and being open with the dining area.

Dining Area

12' 10" x 7' 6" (3.91m x 2.29m)
Having UPVC double glazed window to the side and rear elevations and door to the rear.

Utility Cupboard

Having space and plumbing for a washing machine, tiled flooring and shelving.

Downstairs W.C

Having low level W.C, vanity wash hand basin, tiled flooring and UPVC obscured window to the rear.

Office

8' 5" x 7' 5" (2.57m x 2.26m)
Being access via the carport or rear garden and has UPVC door and window to the rear.

First Floor Landing

Having UPVC double glazed obscured window to the side, loft hatch and built-in airing cupboard housing the central heating combi boiler.

Bedroom One

9' 1" x 8' 11" To wardrobe front (2.77m x 2.72m To wardrobe front)
Having double glazed sliding patio doors leading out to a balcony with decking and a range of wardrobes, central heating radiator and coving to the ceiling.

Bedroom Two

11' x 10' 7" Plus recess (3.35m x 3.23m Plus recess)
Having a range of built-in wardrobes with sliding doors, UPVC double glazed window to the front, central heating radiator and coving.

Bedroom Three

8' 11" x 7' 11" Max (2.72m x 2.41m Max)
Having UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

Bathroom

Fitted with a three piece suite comprising of vanity wash hand basin, low level W.C and panelled bath with shower attachment, tiled flooring, tiled walls, UPVC double glazed obscured window to the rear and a radiator.

Outside

To the front of the property is a driveway providing off road parking and access to the carport, front garden area with planted beds and bushes.

The enclosed rear garden is mainly laid to lawn with patio area, fenced and hedge boundaries, planted beds and borders and outside tap.

Carport

Having electric up and over door, power and light.









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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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