



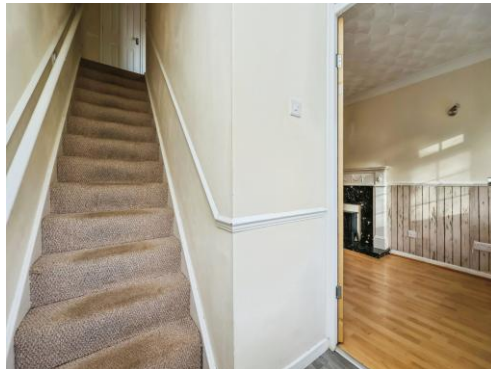
Polperro Way  
Hucknall Nottingham





# Polperro Way Hucknall Nottingham NG15 6JX

for sale offers over  
**£170,000**



## Property Description

The property features UPVC windows throughout, a welcoming lounge, a recently fitted Wren kitchen with views over the secure rear garden, and two well-proportioned bedrooms upstairs, served by a family bathroom. Outside, the home enjoys both front and rear gardens, perfect for low-maintenance outdoor living or entertaining.

Further benefits include a garage en bloc, providing convenient off-street parking and additional storage space.

Located in a quiet residential area close to local amenities, schools, and transport links, this home offers excellent potential to make it your own.

## Entrance Hallway

Accessed via UPVC entrance door leading into the hallway with a radiator and laminate flooring, cupboard with recently replaced consumer unit and carpeted stairs lead to first floor.

## Lounge

15' 5" Max x 13' Max ( 4.70m Max x 3.96m Max )  
Having glass doors, a radiator, wall lights, a bay window to the front elevation, hearth, fireplace, power points and laminate flooring.

## Kitchen

13' Max x 9' 2" Max ( 3.96m Max x 2.79m Max )  
Having window to the rear elevation, Wren wall and base units with work surfaces over, gas hob with extractor, Bosch electric oven, glass splashbacks, space and plumbing for washing machine, boiler and a radiator.

## Upvc Sun Room

7' 7" Max x 5' 3" Max ( 2.31m Max x 1.60m Max )  
Having door to the side leading to the garden, laminate flooring

## First Floor Landing

Having storage cupboard, loft access and doors off to:-

## Bedroom One

.13' 7" x 9' 10" ( 4.14m x 3.00m )  
Having a radiator, window to the front elevation, built-in wardrobes and laminate flooring.

## Bedroom Two

11' 2" x 6' 8" ( 3.40m x 2.03m )  
Having window to the rear elevation, a radiator and carpet flooring.

## Bathroom

8' x 5' 10" ( 2.44m x 1.78m )  
Having a bath with electric shower over, obscured window to the rear, chrome heated towel rail, pedestal wash hand basin and low level W.C.

## Outside

To the front of the property is a lawned frontage.

To the rear the garden is mainly laid to lawn with outside tap, gated access and garage on block.



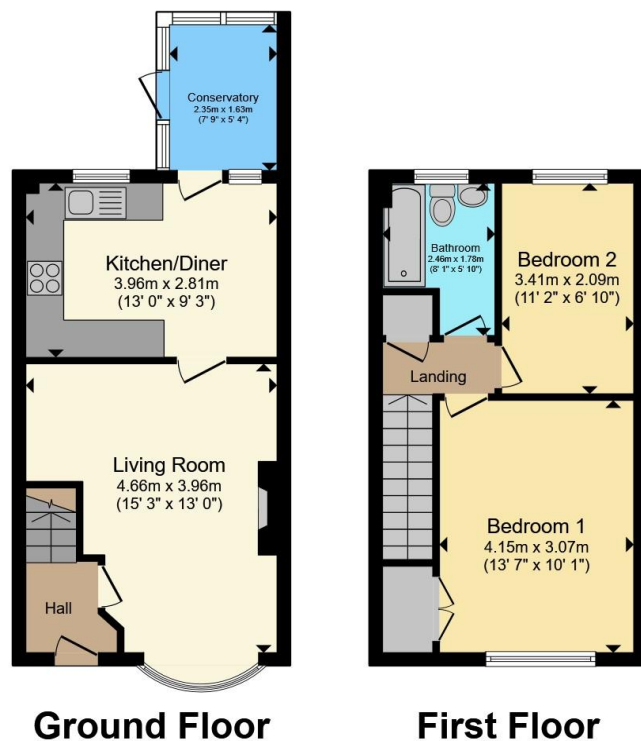












Total floor area 65.2 m<sup>2</sup> (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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64 High Street Hucknall  
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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: HUK104312 - 0001