

HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6JX

Offers In The Region Of

Polperro Way, Hucknall, Nottinghamshire NG15 6JX



NO CHAIN...

This three-bedroom detached bungalow presents an enticing blend of comfort and convenience, offering deceptively spacious accommodation all conveniently situated on a single level. Ideal for those seeking to downsize or eliminate the need for stairs in their daily lives, this well-appointed residence is nestled in a popular location, affording easy access to a plethora of local amenities, superb transport links, and bustling shops. Upon stepping inside, you are welcomed by a welcoming porch and an inviting entrance hall that beckon you further into this delightful abode. The heart of the home, a generously proportioned living room, exudes a warm and inviting ambiance. The practicality of this home is underscored by a fitted kitchen, and a well-appointed three-piece bathroom suite. The three well-proportioned bedrooms are a testament to the bungalow's spaciousness, each providing a tranquil retreat for restful nights. Abundant storage options throughout the home cater to the practical needs of daily living. Outside, a driveway at the front offers convenient parking and provides access to a garage, while at the rear, a low-maintenance garden beckons for outdoor relaxation and enjoyment. This bungalow presents a wonderful opportunity for a simplified yet comfortable lifestyle, blending accessibility, practicality, and an inviting ambiance in a superb location.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Porch

6'10" x 6'1" (2.09m x 1.86m)

The entrance porch has a polycarbonate roof, wood-effect flooring, UPVC double-glazed windows and a single UPVC door providing access into the accommodation

Inner Hall

12'4" x 4'2" (3.76m x 1.28m)

The inner hall has wood-effect flooring, a radiator, a dado rail, an in-built cupboard and access to the loft

Living Room

22'2" x 11'10" (max) (6.76m x 3.62m (max))

The living room has a UPVC double-glazed to the window, carpeted flooring, two radiators, a feature fireplace with a decorative surround and sliding patio door opening out to the rear garden

Kitchen

12'2" x 7'10" (3.72m x 2.41m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, an in-built cupboard, a UPVC double-glazed window and a single UPVC door providing access to the garden

Master Bedroom

8'1" x 11'1" (2.47m x 3.38m)

The main bedroom has a UPVC double-glazed window, a radiator, wood-effect flooring and an in-built cupboard

Bedroom Two

10'11" x 9'4" (3.35m x 2.87m)

The second bedroom has a UPVC double-glazed window, wood-effect flooring, a radiator and a range of in-built wardrobes and overhead storage cupboards

Bedroom Three

7'2" x 11'0" (2.20m x 3.36m)

The third bedroom has a UPVC double-glazed window, carpeted flooring and an in-built wardrobe

Bathroom

8'0" x 6'5" (2.46m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted bath with a shower fixture, vinyl flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window

OUTSIDE

Outside, the property benefits from having a block-paved driveway with a car-port and access into the garage. To the rear of the property is a private enclosed garden with a patio, gravelling, an outdoor tap and fence panelling

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

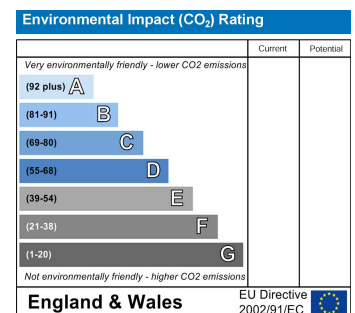
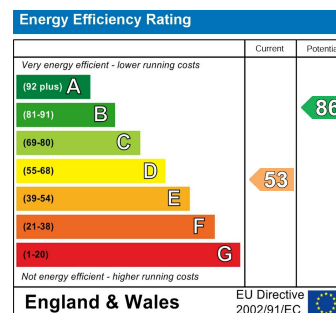
The vendor has advised the following:

Property Tenure is Freehold

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.

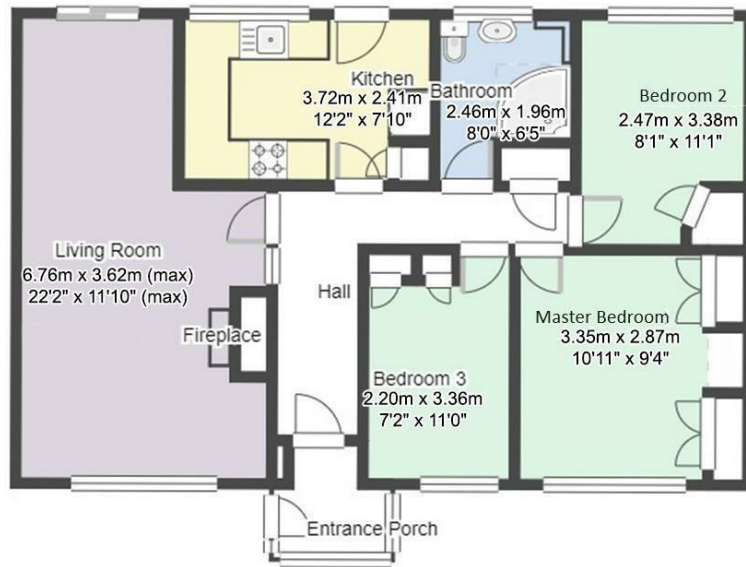
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Polperro Way, Hucknall, Nottinghamshire NG15 6JX

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

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.