

HoldenCopley

PREPARE TO BE MOVED

Penhale Drive, Hucknall, Nottinghamshire NG15 6FH

Offers Over £300,000 - £350,000

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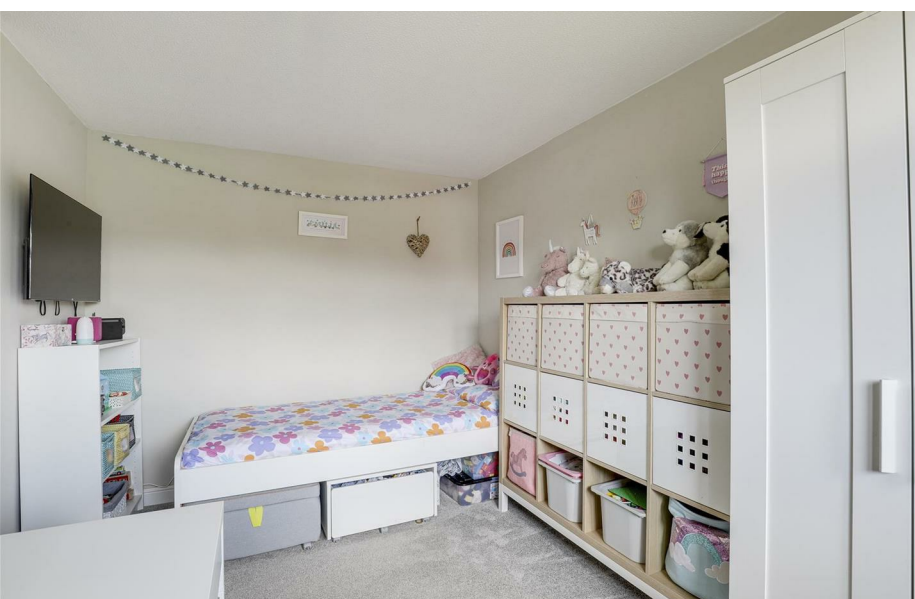


GREAT-SIZED FAMILY HOME...

This impressive four-bedroom detached house offers spacious accommodation throughout, making it an ideal home for a growing family. Situated in a tranquil location, it is conveniently close to local amenities and provides easy access to the M1 for seamless commuting, as well as the scenic countryside for leisurely escapes. The ground floor features a welcoming entrance hall, a convenient W/C, a generous living room perfect for relaxation, a modern fitted kitchen equipped with integrated appliances, and a separate dining room for family meals. Upstairs, the first floor presents three well-proportioned double bedrooms and a comfortable single bedroom, all serviced by a stylish three-piece bathroom suite. Outside, the property boasts a driveway leading to an attached garage at the front, while the rear offers a generous private garden, ideal for outdoor activities and entertaining. This home is both well-presented and functionally designed to cater to the needs of a modern family.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Three-Piece Bathroom Suite & Ground Floor W/C
- Newly Fitted Boiler
- Driveway & Garage
- Private Garden
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a dado rail, coving to the ceiling, an arched wall niche, carpeted stairs with decorative iron spindles, an in-built under stair cupboard, a vertical radiator, and a composite door providing access into the accommodation.

Living Room

15'10" x 11'0" (4.83m x 3.36m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a vertical radiator, and a modern feature fireplace with a decorative surround.

Kitchen

17'3" x 9'2" (5.27m x 2.80m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, two integrated ovens, an electric hob with an angled extractor fan, an integrated fridge freezer, an integrated washing machine, recessed spotlights, two UPVC double-glazed windows to the rear elevation, and open access to the dining room.

Dining Room

12'11" x 8'6" (3.96m x 2.60m)

The dining room has a column radiator, recessed spotlights, and double French doors opening out to the rear garden.

Garage

14'2" x 8'6" (4.32m x 2.60m)

The garage has an up and over door opening out onto the front driveway.

W/C

This space has a low level flush W/C, a wash basin with fitted storage underneath, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, an in-built cupboard, access to the partially boarded loft, and provides access to the first floor accommodation.

Bedroom One

12'10" x 10'2" (3.93m x 3.10m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

Bedroom Two

13'8" x 8'8" (4.19m x 2.65m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

12'4" x 8'9" (3.76m x 2.68m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Four

10'0" x 7'0" (3.07m x 2.14m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

9'3" x 5'7" (2.82m x 1.71m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a Jacuzzi-style bath with an overhead shower fixture, a heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an electrical shaving point, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, and side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a gravelled garden, a lawn, a range of plants and shrubs, and a fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

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.

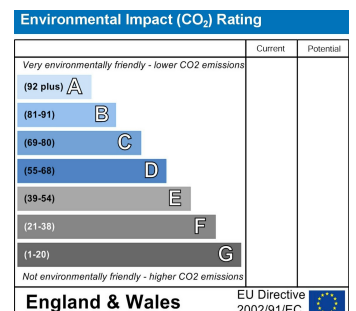
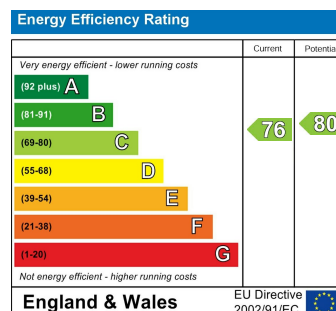
The vendor has advised the following:

Property Tenure is Freehold

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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.

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01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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