

HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6NQ

Guide Price £300,000

Polperro Way, Hucknall, Nottinghamshire NG15 6NQ

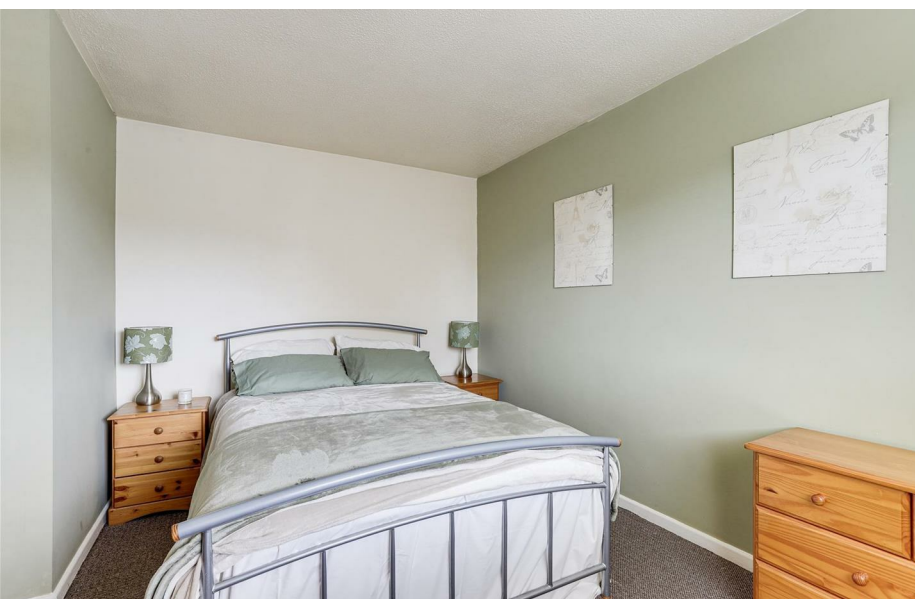


GUIDE PRICE £300,000 - £350,000

This spacious four-bedroom detached house offers an ideal family home in the popular location of Hucknall, with a range of shops, eateries, and excellent transport links to Nottingham City Centre. Upon entering, the welcoming entrance hall provides access to a generously sized reception room with open-plan flow into the dining area, featuring double French doors that lead out to the rear garden, creating a bright and airy space. The fitted kitchen caters perfectly to your culinary needs and offers access to a convenient utility area. A second spacious dining room adds to the home's versatility, while a handy W/C completes the ground floor. Upstairs, the property boasts three well-proportioned double bedrooms, a comfortable single bedroom, and a shower room serving all the bedrooms. Outside, the front of the house features a driveway for off-road parking, a lawn, and mature plants and shrubs, adding to its kerb appeal. To the rear, the garden is thoughtfully designed with two lawned areas, a patio seating space, a variety of plants and shrubs, and gated access leading to an additional driveway and the garage.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Area
- Ground Floor W/C
- Shower Room
- Driveway & Garage
- Spacious Family Home
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

16'1" x 5'10" (4.91m x 1.80m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, a dado rail, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

15'9" x 11'1" (4.81m x 3.38m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, open access to the dining room and a UPVC double-glazed bow window to the front elevation.

Dining Room

9'2" x 8'3" (2.81m x 2.54m)

The dining room has carpeted flooring, a radiator, ceiling coving and double French doors opening out to the rear garden.

Kitchen

9'0" x 8'7" (2.75m x 2.64m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, ceiling coving, recessed spotlights, open access to the utility area, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Utility Area

8'8" x 4'11" (2.66m x 1.51m)

The utility has a fitted base unit with a worktop, space and plumbing for a washing machine & dishwasher, partially tiled walls, ceiling coving, laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Dining Room

20'6" x 8'8" (6.25m x 2.66m)

The dining room has carpeted flooring, a radiator, ceiling coving, a dado rail and a UPVC double-glazed window to the front elevation.

W/C

5'1" x 2'9" (1.56m x 0.84m)

This space has a low level flush W/C, a wall-mounted wash basin, a tiled splash back, a radiator, vinyl flooring and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

9'6" x 5'10" (2.91m x 1.79m)

The landing has carpeted flooring, a dado rail, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

12'11" x 11'5" (max) (3.94m x 3.48m (max))

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

Bedroom Two

14'7" x 8'8" (4.45m x 2.66m)

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

Bedroom Three

12'4" x 11'3" (max) (3.76m x 3.44m (max))

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

Bedroom Four

9'10" x 6'11" (max) (3.00m x 2.11m (max))

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

Shower Room

7'2" x 5'4" (2.19m x 1.65m)

The shower room has a concealed low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, a waterproof splash back, vinyl flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a lawn and plants and shrubs.

Rear

To the rear of the property is an enclosed garden with two lawns, a paved patio area, decorative stones, a range of plants and shrubs, fence paneling boundaries and gated access to an additional driveway and access to the garage.

Garage

8'2" x 19'0" (2.51m x 5.81m)

The garage has courtesy lighting, ample storage space, a window to the side elevation, a single door providing access to the rear garden and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – The Government website states this a medium flood risk area.

Flood Defenses – No

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.

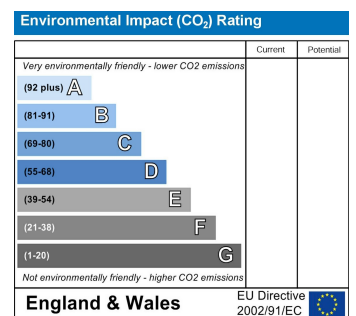
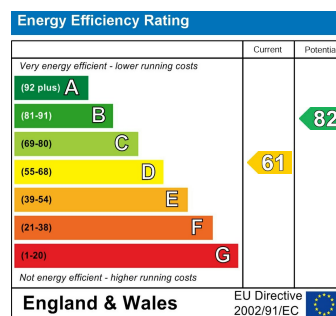
The vendor has advised the following:

Property Tenure is Freehold

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 6NQ

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 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.