

HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6NQ

Guide Price £285,000

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GUIDE PRICE £285,000 - £295,000

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.

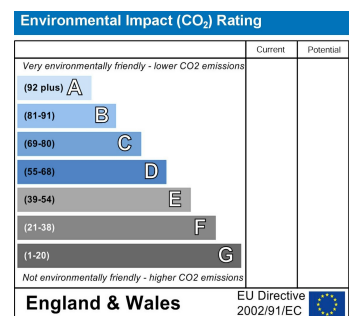
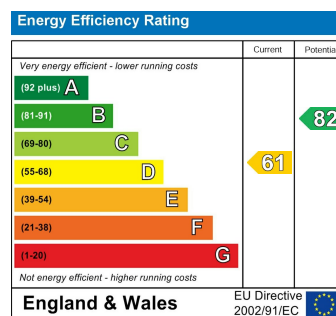
The vendor has advised the following:

Property Tenure is Freehold

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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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