

# HoldenCopley

PREPARE TO BE MOVED

Penhale Drive, Hucknall, Nottinghamshire NG15 6FH

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**Guide Price £250,000**

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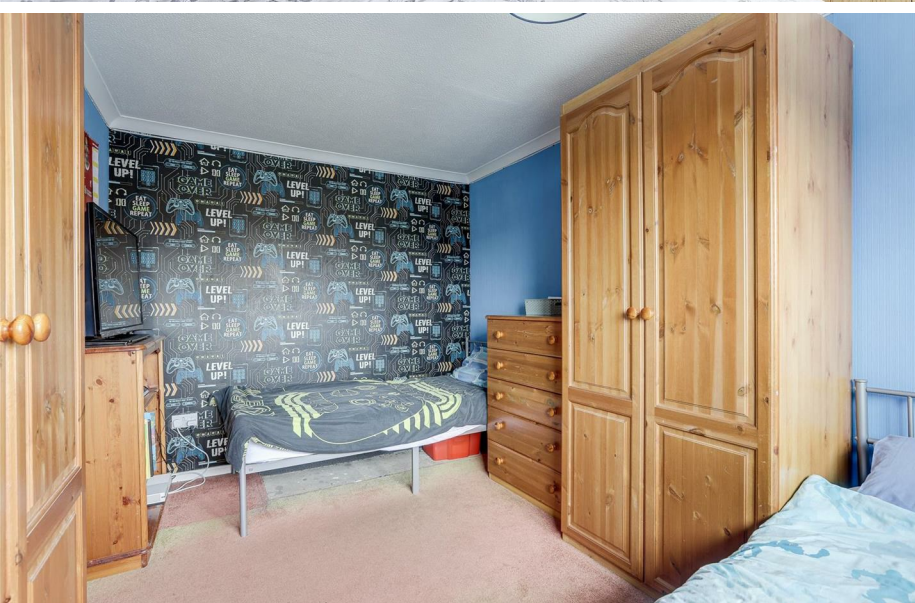
GUIDE PRICE £250,000 - £260,000

POPULAR LOCATION...

This spacious three-bedroom detached house offers the ideal family home, situated in a popular location, conveniently close to local amenities such as shops, schools, and countryside walks, with easy access to the M1 for commuters. On the ground floor, the entrance hall leads to a welcoming reception room, perfect for relaxation. The spacious kitchen diner provides ample space for culinary needs and entertaining, with access to the bright conservatory overlooking the garden. A convenient ground floor W/C completes this level. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the front of the property features a driveway offering off-road parking for multiple cars, access to the garage, and a garden area with a lawn surrounded by plants and shrubs. The rear garden boasts two patio seating areas, a lawn, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Conservatory
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

15'9" x 5'10" (max) (4.82m x 1.79m (max))

The entrance has wooden flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### W/C

4'11" x 2'7" (1.51m x 0.81m )

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, wooden flooring and a UPVC double-glazed obscure window to the front elevation.

### Living Room

15'7" x 11'0" (max) (4.75m x 3.36m (max))

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

### Kitchen Diner

17'3" x 9'3" (5.27m x 2.84m )

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with drainers and a mixer tap, space and plumbing for a washing machine and cooker, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear.

### Conservatory

9'3" x 6'5" (2.82m x 1.97m )

The conservatory has tiled flooring, a radiator, UPVC double-glazed window surround and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

9'3" x 5'10" (2.82m x 1.79m )

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft with courtesy lighting.

### Master Bedroom

12'11" x 11'3" (max) (3.94m x 3.45m (max))

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

### Bedroom Two

12'4" x 11'3" (max) (3.76m x 3.43m (max))

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

### Bedroom Three

10'1" x 7'0" (max) (3.09m x 2.14m (max))

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

### Bathroom

7'1" x 5'9" (max) (2.18m x 1.77m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting, a lawn and plants and shrubs.

### Garage

17'6" x 8'6" (5.34m x 2.61m )

The garage has courtesy lighting, power supply, ample storage space, a single UPVC door to provide access from the rear garden and a single up-and-over door.

## Rear

To the rear of the property is an enclosed garden with a concrete patio area, a lawn, a paved patio area, a range of plants and shrubs, courtesy lighting and fence panelling boundaries.

## 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 – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

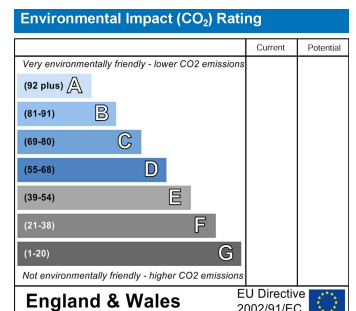
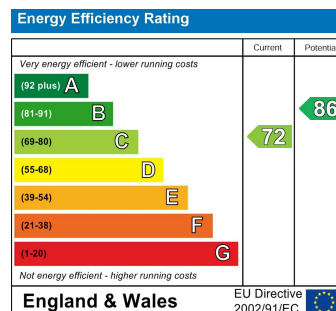
The vendor has advised the following:

Property Tenure is Freehold

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# Penhale Drive, Hucknall, Nottinghamshire NG15 6FH

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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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