



Polperro Way  
Hucknall Nottingham

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## Property Description

Located in a popular residential area of Hucknall this semi detached home must be viewed to be fully appreciated.

The property offers entrance hallway, lounge and dining kitchen. To the first floor there are currently three bedrooms, the property was original a two bedroom home but the current owner has divided bedroom two into two separate single bedrooms, which can easily be converted back.

Outside, there is a driveway providing off road parking and an enclosed rear garden.

Viewing is essential to fully appreciate the home on offer.

## Entrance Hallway

Entered into via upvc double glazed front door with laminate flooring, stairs leading to the first floor, built in meter cupboard and central heating radiator

## Lounge

Having feature fireplace with wooden surround and inset electric fire, laminate flooring, central heating radiator and upvc double glazed window to the front elevation with door into kitchen

## Kitchen

Fitted with a range of wall base and drawer units with complimentary worksurface over, inset stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob and stainless steel chimney style extractor hood over, washing machine, fridge, laminate flooring, central heating radiator, upvc double glazed windows to the side and rear elevation and upvc door leading out to the rear garden

## First Floor

### Landing Area

Having built in storage cupboard and loft hatch

### Bedroom One

Having upvc double glazed window to the front elevation, built in wardrobe/storage cupboard and central heating radiator

### Bedroom Two

With upvc double glazed window to the side elevation and central heating radiator

### Bedroom Three

Having upvc double glazed window to the rear elevation and central heating radiator

## Shower Room

Fitted with a three piece suite comprising of walk in shower with electric shower, pedestal wash hand basin and low level WC, tiled splashbacks, central heating radiator and upvc double glazed obscured window to the rear.

## Outside

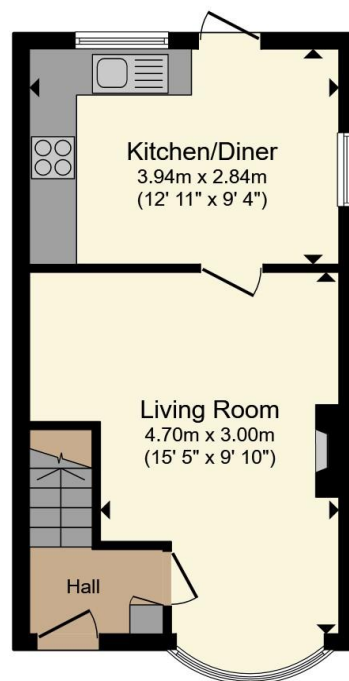
To the front of the property is a gravel driveway providing off road parking.

The enclosed rear garden is laid to lawn with paved patio and path, electric power point, outside tap, fence boundaries with rear access gate.

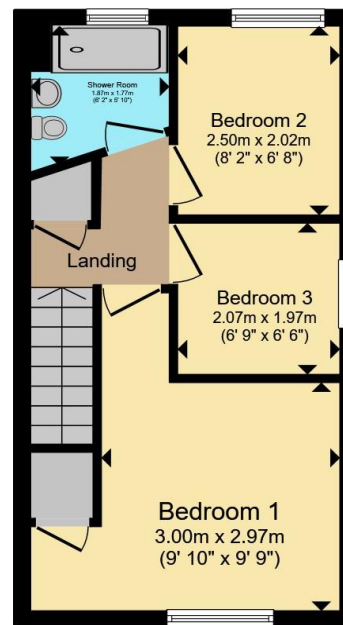








**Ground Floor**



**First Floor**

Total floor area 60.7 m<sup>2</sup> (653 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: Awaiting  
Council Tax Band: A

Tenure: Freehold

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