



Polperro Way
Hucknall Nottingham

burchell
edwards

Polperro Way Hucknall Nottingham NG15 6JW

for sale offers in excess of
£210,000



Property Description

The accommodation comprises an entrance hallway leading through to a spacious lounge diner, providing ample room for both living and dining furniture. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The fitted kitchen is well appointed with a range of wall and base units and features an island creating the perfect space for everyday dining, entertaining and additional preparation space.

There are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern wet room fitted with contemporary fixtures and mains fed shower, providing a practical and stylish finish.

Externally, the property benefits from a shared driveway leading to a gated garage, providing useful off-road parking and storage. The rear garden has been designed with low maintenance in mind and is fully enclosed, offering an outdoor space to enjoy throughout the year.

Combining modern interiors, newly fitted carpets, a contemporary wet room and a sought-after single-storey layout, this well-presented bungalow is ideally suited to a range of buyers seeking comfortable and convenient living in a position set back from the road.

Entrance Porch

Entered via a UPVC front entrance door, providing access into the property's accommodation.

Hallway

Having newly fitted carpet, a front-facing UPVC double glazed window, one radiator, and a storage cupboard housing the Baxi boiler.

Kitchen

Having tiled flooring, a side-facing obscured UPVC double glazed window, rear-facing UPVC double glazed window and a rear UPVC door providing access to the garden. Fitted with a range of wall and base units, incorporating an electric hob with extractor hood over and electric oven. There is space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, a breakfast bar seating area, and one radiator.

Lounge Diner

Having newly fitted carpet, rear-facing UPVC double glazed French doors providing access to the garden, two radiators, and an electric fireplace with decorative surround.

Bedroom One

Having newly fitted carpet, a front-facing UPVC double glazed window, and a radiator.

Bedroom Two

Having newly fitted carpet, a side-facing UPVC double glazed window, and one radiator.

Wet Room

Having a mains-fed shower, low-level WC, vanity wash hand basin, radiator, electric heater, and a side-facing obscured UPVC double glazed window.

Outside

Set back from the road and accessed via a shared driveway, the property benefits from a fully enclosed rear garden which has been fully slabbed for ease of maintenance. There is side access to both sides of the property, a rear outside tap and access to the garage.

The garage is located within the rear garden and can be enclosed via gates if required. The garage benefits from an up-and-over door, power and lighting.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 97.5 m² (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105314



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