

**28 POLPERRO WAY  
HUCKNALL  
NOTTINGHAM  
NG15 6JS**



**OFFERS OVER £200,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Spacious Living Room
- Open Plan Dining Kitchen
- Modern Family Bathroom
- Single Garage Providing Off-Street Parking
- Entrance Porch & Hallway
- Front & Rear Gardens
- Early Viewings Encouraged!

## 28 POLPERRO WAY, HUCKNALL, NOTTINGHAM

Need2View are delighted to bring to market this three bedroom, semi-detached property situated in the sought after town of Hucknall, which provides excellent transport links to Nottingham city centre. With neutral décor and contemporary fittings, this property is ready to move into and would make a great family home!

To the ground floor, this property offers an entrance porch and hallway, open-plan dining kitchen with patio doors as well as a spacious living room. Upstairs there are three bedrooms and a modern family bathroom. Externally, the property benefits from both front and rear gardens including a generous patio, as well as off-street parking provided by a detached single garage.

### HALLWAY

This property benefits from an entrance porch which opens into the integral hallway, having access to the lounge and kitchen, stairs to first floor landing, thermostatically controlled radiator and attractive wall sconces.



### LOUNGE

13'6" x 11'6" A spacious family room with UPVC double glazed window to the front, ceiling coving, radiator, power ceiling light point and power points.



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### **DINING KITCHEN**

**18'3" x 9'11"** This bright, spacious kitchen provides ample space for dining, fitted with a range of wall and base units in a white gloss finish, with coordinating work surfaces and white tiled walls, breakfast bar area, single drainer sink with mixer tap, space and plumbing for a variety of appliances, UPVC double glazed windows to the rear and side, patio doors opening onto the garden patio, radiator, two ceiling multi-spotlights and numerous power points.

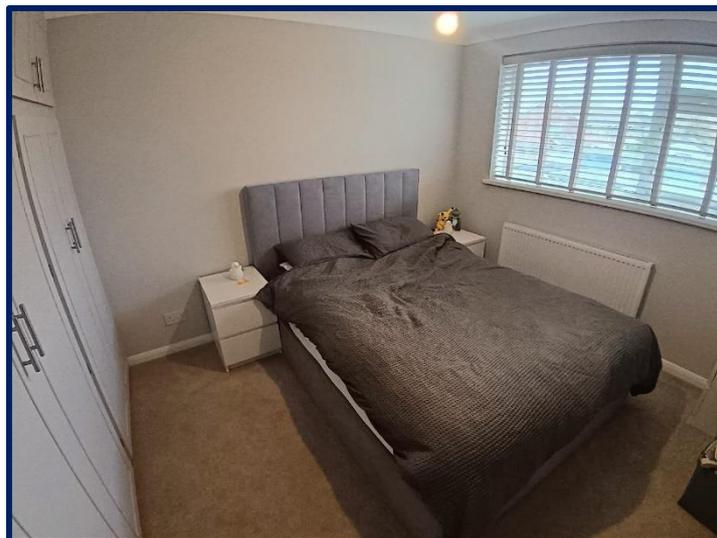


### **FIRST FLOOR LANDING**

With access to the three bedrooms and bathroom, having UPVC double glazed window to the side, airing cupboard, ceiling light point and power points. There is also a drop-down ladder which provides access to the loft, which is partly boarded and has a ceiling light point.

### **BEDROOM ONE**

**10'3" x 9'8"** Double room with UPVC double glazed window to the rear, fitted wardrobes, radiator, ceiling light point and power points.



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**BEDROOM TWO**

11' x 9'1" Double room with UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point and power points.



**BEDROOM THREE**

8' x 8'1" With UPVC double glazed window to the front, log radiator, ceiling light point and power points.



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**BATHROOM**

8'4" x 5'6" Modern three-piece white suite comprising close coupled W.C. with eco-flush, pedestal wash hand basin with mixer tap, shower cubicle with rainfall shower feature, stylish wall tiling, UPVC double glazed opaque window to the rear and ceiling light point.



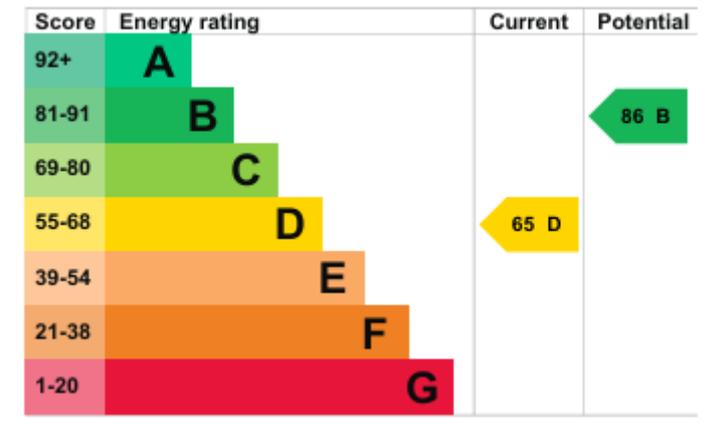
**OUTSIDE**

This property benefits from both front and rear gardens, as well as a detached single garage providing secure off-street parking. Gated access from the front leads to a fully enclosed, low-maintenance rear garden, featuring a generous patio area directly off the kitchen- ideal for entertaining or relaxing during the summer months. There is also a small lawn area which is complemented by a raised flower bed, along with the added convenience of an outdoor tap and storage shed.



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**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – B

**Primary School** – Edgewood Primary and Nursery School

**Secondary School** – The Holgate Academy

**Stamp Duty on Asking Price:** £1,500 (Additional costs may apply if being purchased as a second property)

# 28 POLPERRO WAY, HUCKNALL, NOTTINGHAM

## FLOOR PLAN



**Porch**  
0.65 x 1.93 m  
2'1" x 6'4"

**Entrance Hall**  
3.49 x 1.95 m  
11'5" x 6'4"

Floor 0



**Shower Room**  
1.69 x 2.56 m  
5'6" x 8'4"

Floor 1

Approximate total area<sup>(1)</sup>

77.46 m<sup>2</sup>  
833.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## **28 POLPERRO WAY, HUCKNALL, NOTTINGHAM**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.