

HoldenCopley

PREPARE TO BE MOVED

Jenny Burton Way, Hucknall, Nottinghamshire NG15 7PS

Offers Over £210,000

Jenny Burton Way, Hucknall, Nottinghamshire NG15 7QS



BEAUTIFULLY RENOVATED THROUGHOUT...

This stunning two-bedroom end-terrace house has been beautifully renovated throughout and is ideal for a variety of buyers, including first-time purchasers, young professionals, or those looking to downsize—offering a home that's ready to move straight into. Located in a popular and well-connected area, the property enjoys close proximity to local shops, great schools, reliable transport links, and the scenic Bestwood Country Park, making it a perfect blend of convenience and lifestyle. To the ground floor, the accommodation comprises an inviting entrance hall, a spacious reception room featuring a contemporary staircase with a glass balustrade, and a modern fitted kitchen-diner boasting gloss, handleless units and ample space for dining and entertaining. Upstairs, the first floor hosts two generously sized double bedrooms, a stylish three-piece bathroom suite, and access to the loft, offering potential for storage or future development. Outside, the front of the property offers a well-maintained lawned garden and a driveway providing off-street parking for two vehicles. To the rear, there is a private, landscaped south-facing garden featuring a lawn, two paved patio seating areas, a paved pathway, and an outdoor tap—ideal for relaxing or hosting guests in the warmer months.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Landscaped South-Facing Rear Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'2" x 3'0" (0.99m x 0.92m)

The entrance hall has tiled flooring and a single UPVC door providing access into the accommodation.

Living Room

15'3" x 12'7" (max) (4.67m x 3.85m (max))

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring and stairs, a glass balustrade and two radiators.

Kitchen-Diner

12'7" x 9'4" (3.84m x 2.86m)

The kitchen-diner has a range of gloss handleless fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, tiled flooring, a radiator, partially tiled walls, a wall-mounted boiler, access into the pantry, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Pantry

2'9" x 2'4" (0.86m x 0.73m)

FIRST FLOOR

Landing

7'11" x 6'2" (max) (2.42m x 1.89m (max))

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'7" x 9'5" (3.85m x 2.88m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a panelled feature wall.

Bedroom Two

12'7" x 8'10" (max) (3.85m x 2.71m (max))

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bathroom

6'2" x 6'1" (max) (1.89m x 1.87m (max))

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, a chrome heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a driveway for two vehicles.

Rear

To the rear is a private south-facing garden with fence panelled boundaries, a lawn, two paved patio seating areas with a paved pathway and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Property affected by rights of way? next door have shared access by the side of the house

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

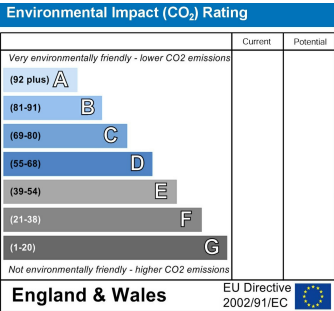
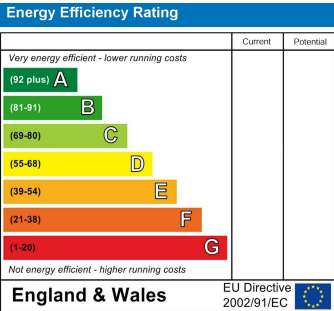
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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