

# HoldenCopley

PREPARE TO BE MOVED

Pennington Way, Hucknall, Nottinghamshire NG15 6XD

---

Guide Price £325,000



Pennington Way, Hucknall, Nottinghamshire NG15 6XD



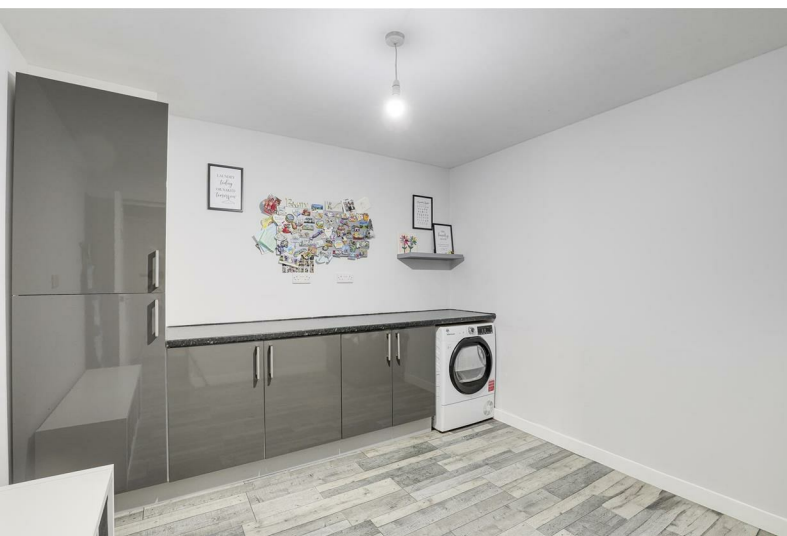


GUIDE PRICE £325,000 - £350,000

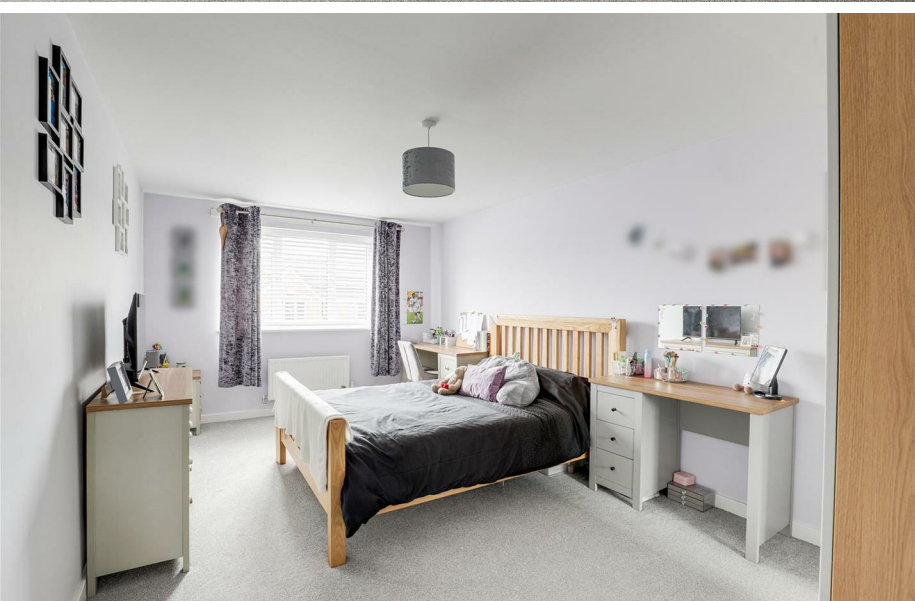
## PERFECT FAMILY HOME

This modern four-bedroom detached house is situated in a popular residential location in Hucknall, within close proximity to a range of local amenities, schools, transport links and countryside walks, making it the ideal purchase for growing families. Built in recent years, this property is exceptionally well-presented throughout, offering spacious and versatile living accommodation ready for you to move straight into. Internally, the ground floor comprises an entrance hall, a cosy living room, a W/C, a modern fitted kitchen/diner with French doors opening out to the rear garden, and a separate utility room. The first floor offers four well-proportioned bedrooms serviced by a family bathroom, with the master bedroom further benefiting from an en-suite and fitted wardrobes. Outside to the front is a driveway providing off-street parking with access to the garage, whilst to the rear is a private enclosed garden featuring a sheltered decked seating area with a garden bar – perfect for entertaining during the warmer months.

MUST BE VIEWED







- Detached Family Home
- Four Well-Proportioned Bedrooms
- Cosy Living Room
- Spacious Modern Fitted Kitchen/Diner
- Utility Room
- Ground Floor W/C
- Family Bathroom & En-Suite
- Off-Street Parking & Garage
- Rear Garden With A Sheltered Seating Area
- Must Be Viewed











GROUND FLOOR

Entrance Hall

19'10" x 6'9" (6.07m x 2.07m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, partially panelled walls, recessed spotlights, and a single composite door providing access into the accommodation.

Living Room

17'8" x 10'4" (5.39m x 3.16m)

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

Kitchen/Diner

25'4" x 8'8" (7.74m x 2.66m)

The kitchen/diner has a range of fitted gloss base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and glass splashback with a stainless steel extractor fan, an integrated fridge freezer, wood-effect flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear elevation.

W/C

4'9" x 3'4" (1.46m x 1.02m)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and splashback, vinyl flooring, and a radiator.

Utility Room

10'1" x 9'6" (3.08m x 2.92m)

The utility room has fitted gloss base and wall units with a rolled-edge worktop, space and plumbing for a washing machine, and wood-effect flooring.

FIRST FLOOR

Landing

16'1" x 7'7" (4.91m x 2.32m)

The landing has carpeted flooring, a built-in storage cupboard, access to the loft, recessed spotlights, and access to the first floor accommodation.

Master Bedroom

14'10" x 14'9" (4.54m x 4.50m)

The main bedroom has carpeted flooring, a fitted mirrored sliding door wardrobe, a radiator, two UPVC double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

8'11" x 3'10" (2.74m x 1.17m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a heated towel rail,, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

17'8" x 10'3" (5.40m x 3.14m)

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

Bedroom Three

9'9" x 8'11" (2.99m x 2.74m)

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

Bedroom Four

10'2" x 8'11" (3.11m x 2.72m)

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

Bathroom

7'0" x 6'0" (2.15m x 1.85m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, gated access to the rear, and a lawn.

Rear

To the rear of the property is a private enclosed garden with a partially sheltered decked seating area with a garden bar, a lawn, gravelled areas, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas 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 and some 5G
- 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

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

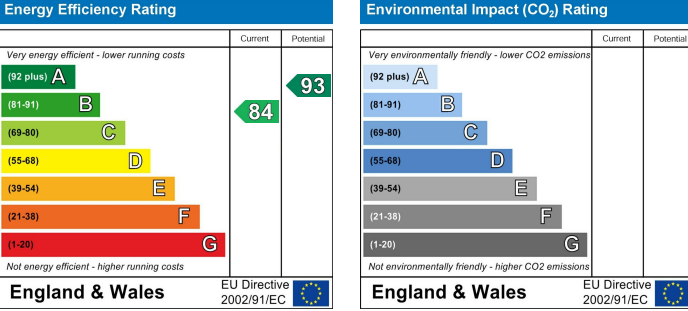
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

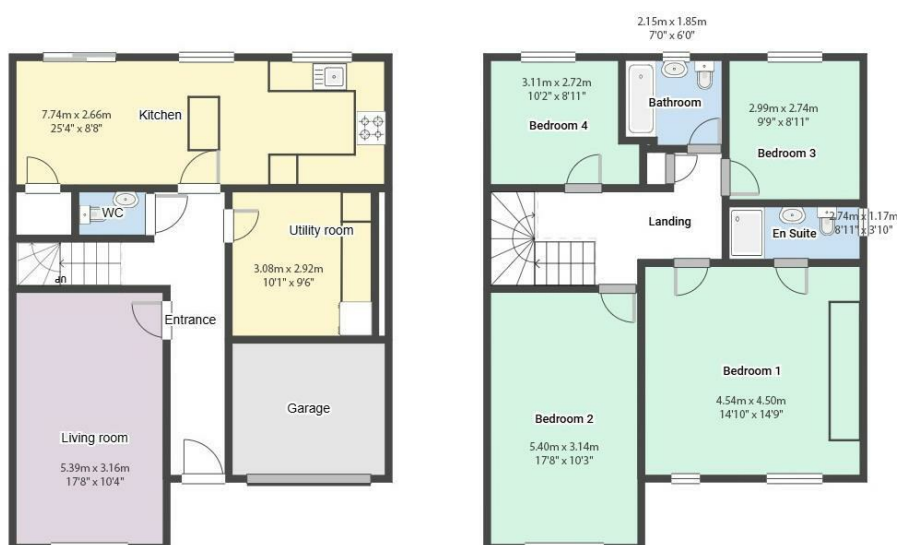
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Pennington Way, Hucknall, Nottinghamshire NG15 6XD

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.