

HoldenCopley

PREPARE TO BE MOVED

Pennington Way, Hucknall, Nottinghamshire NG15 6XD

Guide Price £325,000

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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

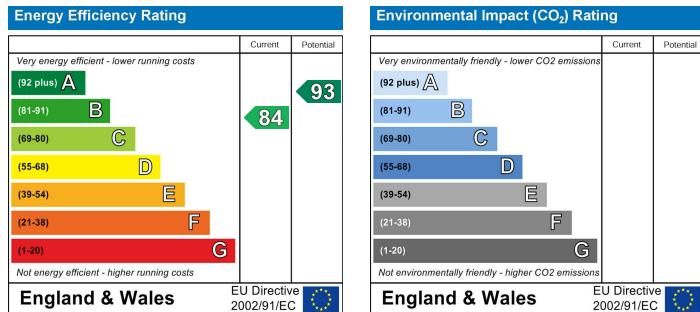
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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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 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.

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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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