



**117 Polperro Way, Hucknall, Nottingham,
Nottinghamshire NG15 6JX**

Offers Over £190,000

Tel: 0115 9680268



- Modern End Town House
- Three Piece Bathroom
- Substantial Rear Garden
- Extremely Popular Location
- Modern & Well Presented
- Open Plan Living
- Modern Dining Kitchen
- Three Bedrooms

A beautifully finished home, in an extremely popular location. This three bedroom modern end town possess a sleek and stylish open plan living space with a timeless easy on the eye dining kitchen and neutral décor throughout and plenty of space both inside and out which is a particular bonus for home of this age. This property is both suitable for first time buyers that want a stylish step on the property market but also for investors as this magnificent opportunity comes equipped with some excellent sitting tenants which have lovingly maintained the property since the day they moved in.

The accommodation comprises an open entrance hallway that runs directly into the open plan living space which is two former reception rooms that have been opened into each other creating a well-proportioned yet cosy living room and a generous dining kitchen fitted with a stylish range of high gloss units. To the first floor landing there are three bedrooms, including two doubles and a well-appointed neutral fully tiled bathroom.

Externally, this property comes located towards the end of the ever-popular Polperro Way in a pleasant position set back from the road behind a lawned frontage. To the rear of the property there is substantial and well-proportioned garden which is all low maintenance with an initial decked sitting area with built up brick-built BBQ. There are a couple of decked steps leading to a further low maintenance garden which is all pebbled and comes enclosed with fenced boundaries to all sides.

This property comes offered to the market with the benefit of no upward chain and also boasts excellent well serviced bus routes right on its door step and impressive transport links.

ENTRANCE HALL

w: 1.14m x l: 1.02m (w: 3' 9" x l: 3' 4")

An open entrance hallway with internal door to the stairs rising to the first floor landing and an open plan access into the:

OPEN PLAN LIVING

w: 7.75m x l: 4.57m (w: 25' 5" x l: 15')

The ground floor has been opened up into a wonderful living space which seamlessly flows from living area into the dining kitchen area.

LIVING AREA

w: 3.66m x l: 3.58m (w: 12' x l: 11' 9")

A well proportioned yet cosy living area with a radiator, ceiling spotlights, double glazed bow window to the front elevation and an open plan access into the:

DINING KITCHEN AREA

w: 4.57m x l: 3.68m (w: 15' x l: 12' 1")

A generous proportioned space fitted with a stylish range of wall cupboards, base units and drawers in a white high gloss with chunky solid oak working surfaces over. Inset sink with drainer and chrome mixer tap. A whole host of integrated appliances including, Double oven, four ring gas hob with wall mounted extractor fan, microwave and a slimline dishwasher. There is also plumbing for a washing machine, space for a large free standing fridge/freezer, tiled floor, ceiling spotlights, double glazed window and French doors opening onto the rear garden.

FIRST FLOOR LANDING

w: 2.26m x l: 1.75m (w: 7' 5" x l: 5' 9")

With a radiator, ceiling light point and a loft hatch.

BEDROOM ONE

w: 3.56m x l: 2.36m (w: 11' 8" x l: 7' 9")

The first of two double bedrooms with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.86m x l: 2.64m (w: 12' 8" x l: 8' 8")

A second large double bedroom with a range of fitted wardrobes. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.67m x l: 2.01m (w: 8' 9" x l: 6' 7")

A third bedroom currently in use as a nursery with a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.44m x l: 1.73m (w: 8' x l: 5' 8")

A modern bathroom with three piece suite comprising a panelled bath with wall mounted shower, pedestal wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel rail, ceiling spotlights and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property comes located towards the end of the ever popular Polperro Way in a pleasant position set back from the road behind a lawned frontage. To the rear of the property there is substantial and well proportioned garden which is all low maintenance with an initial decked sitting area with built up brick built BBQ. There are a couple of decked steps leading to a further low maintenance garden which is all pebbled and comes enclosed with fenced boundaries to all sides. (Please note the driveway space to the right of the property on the front photographs is not the drive for this property).

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

Being sold as a freehold property.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
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