



**50 Bolingey Way, Hucknall, Nottingham,  
Nottinghamshire NG15 6TQ**

**£220,000**

Tel: 0115 9680268



- Modern Semi Detached House
- Three Bedrooms
- Driveway & Store Room
- Converted External Room
- Beautifully Presented Throughout
- Landscaped Garden
- Modern Bathroom
- Open Plan Dining Kitchen

A beautifully presented three bedroom semi detached house in immaculate order. This property is both easy on the eye and offers everything you could possibly need and prove to be a wonderful purchase for anyone looking for sleek and stylish yet timeless property to move straight in and enjoy.

The accommodation comprises an initial entrance hall with door opening into a lovely naturally light living room, a generous open plan kitchen dining, fitted with a modern yet timeless range of neutral units and French doors opening onto the private landscaped rear garden. To the first floor landing there are three bedrooms and a modern family bathroom.

Externally, the property stands in a lovely quiet position on the ever popular Bolingey Way having a lawned frontage with established shrubs and planting. There is a spacious drive that runs adjacent to the property with double opening secure gates and access toward the former garage which is now part storage and converted garden room/office. The rear garden has been immaculately landscaped providing an excellent low maintenance space which is a grey patio with sleeper planters stocked with established planting and secure fenced boundaries to all sides.

#### **ENTRANCE HALL**

w: 1.37m x l: 0.97m (w: 4' 6" x l: 3' 2")

With a radiator, ceiling light point, door into the living room and stairs rising to the first floor landing.

#### **LIVING ROOM**

w: 3.96m x l: 3.43m (w: 13' x l: 11' 3")

A spacious light and airy living room with a radiator, ceiling light point, double glazed window to the front elevation and an access door into the dining kitchen.

#### **OPEN PLAN DINING KITCHEN**

w: 4.42m x l: 2.95m (w: 14' 6" x l: 9' 8")

A modern open plan dining kitchen with a range of wall cupboards, base units and drawers with wood effect working surfaces over. Inset one and a half stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is also plumbing for a washing machine and space for a free standing fridge freezer. Radiator, ceiling spotlights, tiled splashbacks, large understairs storage cupboard and double glazed window and French doors that provides access onto the private landscaped rear garden.

#### **FIRST FLOOR LANDING**

w: 2.62m x l: 0.76m (w: 8' 7" x l: 2' 6")

With a ceiling light point.

#### **BEDROOM ONE**

w: 4.42m x l: 3.68m (w: 14' 6" x l: 12' 1")

A spacious and beautifully light double bedroom with a radiator, ceiling light point, storage cupboard and two double glazed windows to the front elevation.

#### **BEDROOM TWO**

w: 2.57m x l: 2.44m (w: 8' 5" x l: 8' )

A second bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM THREE**

w: 2.44m x l: 1.83m (w: 8' x l: 6' )

A third bedroom currently in used as a dressing room with a radiator, ceiling light point and a double glazed window to the rear elevation.

**BATHROOM**

w: 1.83m x l: 1.65m (w: 6' x l: 5' 5")

A modern bathroom with a three piece suite comprising a panelled with wall mounted shower over and a central chrome mixer tap, wash hand basin with chrome mixer tap and a low flush WC. There is a wall mounted heated towel radiator, ceiling lighting, part tiled walls and an obscure double glazed window to the rear elevation.

**OUTSIDE**

Externally, the property stands in a lovely quiet position on the ever popular Bolingey Way having a lawned frontage with established shrubs and planting. There is a spacious drive that runs adjacent to the property with double opening secure gates and access toward the former garage which is now part storage and converted garden room/office. The rear garden has been immaculately landscaped providing an excellent low maintenance space which is a grey patio with sleeper planters stocked with established planting and secure fenced boundaries to all sides.

**STORAGE ROOM**

w: 3.07m x l: 1.6m (w: 10' 1" x l: 5' 3")

Part of the former converted garage offering excellent and handy storage space with up and over door, internal power supply and lighting.

**GARDEN ROOM**

w: 5m x l: 3.43m (w: 16' 5" x l: 11' 3")

An extension to the former garage which has been converted into an fantastic space creating a multipurpose room with power, lighting and ethernet points.

**VIEWING INFORMATION**

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

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**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.



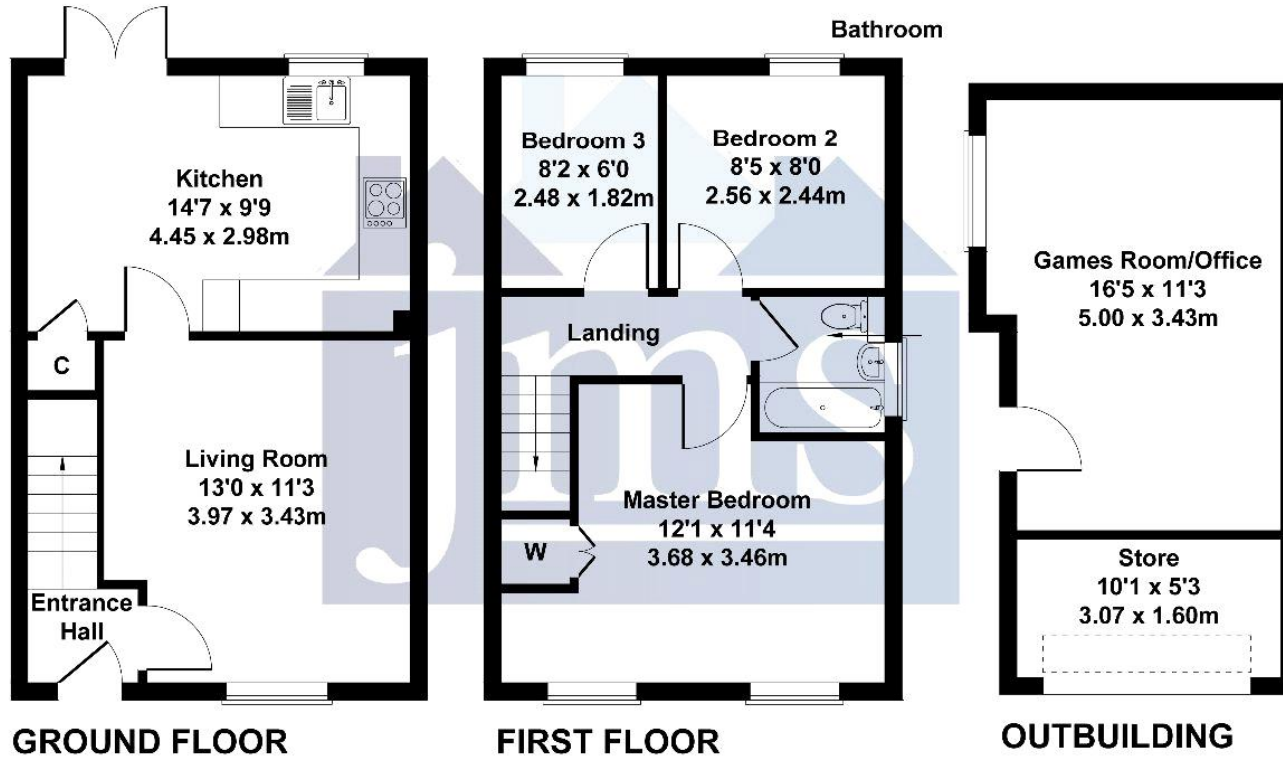




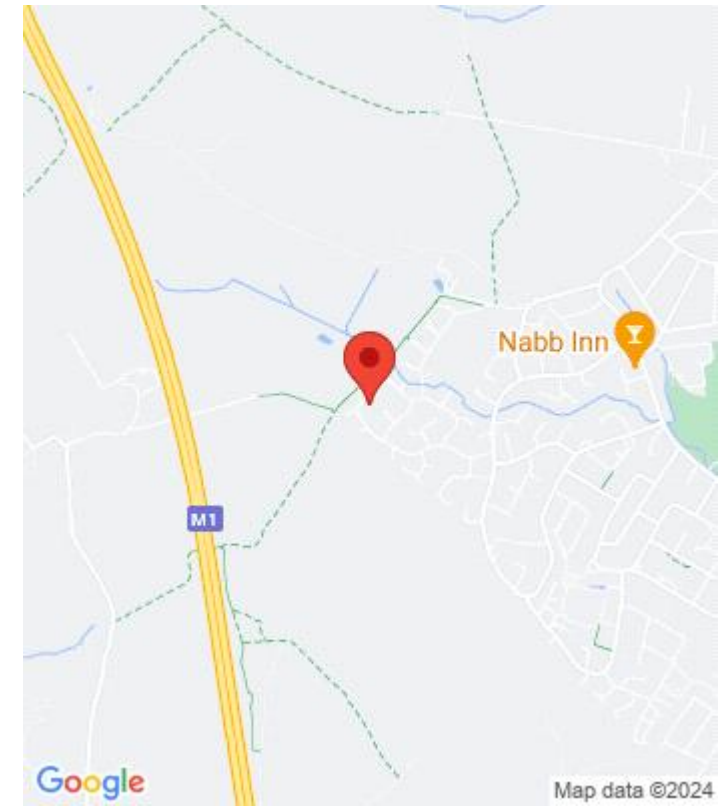


# Bolingey Way, Hucknall, NG15 6TQ

Approximate Gross Internal Area  
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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