



**32 Penhale Drive, Hucknall, Nottingham,
Nottinghamshire NG15 6FH**

£242,500

Tel: 0115 9680268



- Modern Semi Detached House
- Popular Location
- Driveway & Garage
- Three Bedrooms
- No Upward Chain
- Large Rear Garden

A beautifully placed family home, in an extremely popular location. This three-bedroom semi detached house offers excellent space inside but also will be bound to surprise many with the impressively large plot it sits on having a unique feature that many homes this age do not possess a large, landscaped rear garden offering the ultimate level of privacy due to its backdrop toward open fields.

This property is both perfectly suitable for first time buyers, young families that are looking for a charming home on a quiet residential no through road but would also be ideal for investors as this magnificent opportunity comes equipped with an excellent rental history.

The accommodation comprises an entrance hallway, spacious open plan living and dining room which have been opened into one large space with clearly defined areas for ultimate convenience, fully fitted kitchen and a large conservatory. To the first-floor landing there are three bedrooms including two doubles and a modern family bathroom.

Externally, the property stands in a lovely quaint position on a quiet residential road in an ever-popular location and benefits from a split frontage of a lawned garden and driveway that leads toward an integral garage. To the rear of the property there is an incredibly spacious rear garden which has an initial patio area, substantial lawn and fenced boundaries to all sides.

ENTRANCE HALL

With internal door opening into the living room, ceiling lighting and stairs rising to the first floor landing.

LIVING AREA

w: 4.42m x l: 3.76m (w: 14' 6" x l: 12' 4")

A spacious living area with modern feature fireplace with inset electric fire. There is also a radiator, ceiling lighting, double glazed window to the front elevation and open plan access into the:

DINING AREA

w: 3.3m x l: 2.29m (w: 10' 10" x l: 7' 6")

A dining area with a radiator, ceiling lighting, double glazed window into the conservatory and opening into the:

KITCHEN

w: 3.15m x l: 2.26m (w: 10' 4" x l: 7' 5")

Fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome taps. There is also space for an oven, plumbing for a washing machine and space for a fridge freezer. There is also ceiling lighting and external door opening into the:

CONSERVATORY

w: 3.89m x l: 3.78m (w: 12' 9" x l: 12' 5")

With doors opening into the private large rear garden.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

w: 4.19m x l: 2.87m (w: 13' 9" x l: 9' 5")

A large double bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.48m x l: 2.57m (w: 11' 5" x l: 8' 5")

A second double bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM THREE

w: 2.59m x l: 2.06m (w: 8' 6" x l: 6' 9")

A third and final bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BATHROOM

w: 2.06m x l: 1.68m (w: 6' 9" x l: 5' 6")

A modern family bathroom with a three piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin with chrome taps and a low flush WC. There is also a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands in a lovely quaint position on a quiet residential road in an ever-popular location and benefits from a split frontage of a lawned garden and driveway that leads toward an integral garage. To the rear of the property there is an incredibly spacious rear garden which has an initial patio area, substantial lawn and fenced boundaries to all sides.

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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

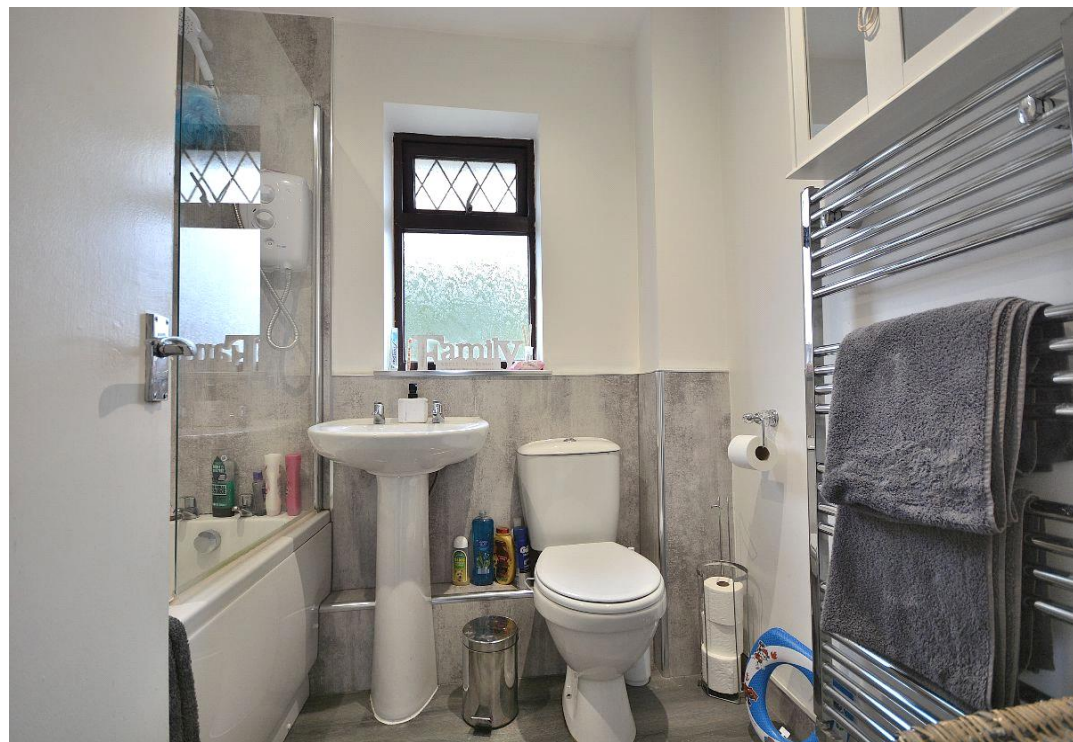
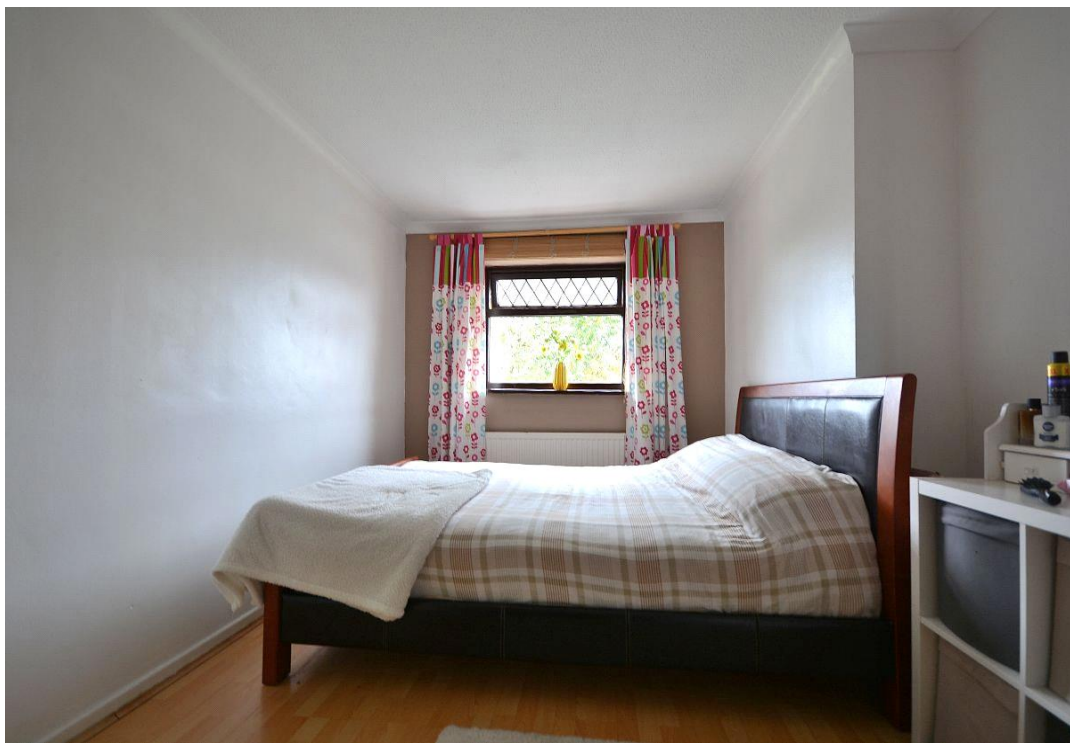
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FIXTURES & FITTINGS

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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