



33 Pennington Way, Hucknall - NG15 6XD

Guide Price £230,000 - £240,000



33 Pennington Way

Hucknall, Nottingham

GUIDE PRICE £230,000–£240,000 Modern three-storey townhouse within easy reach of Hucknall's amenities! Lounge, modern breakfast kitchen, 3 beds and a lawned garden plus parking. Viewing advised!

Council Tax band: B

Tenure: Freehold

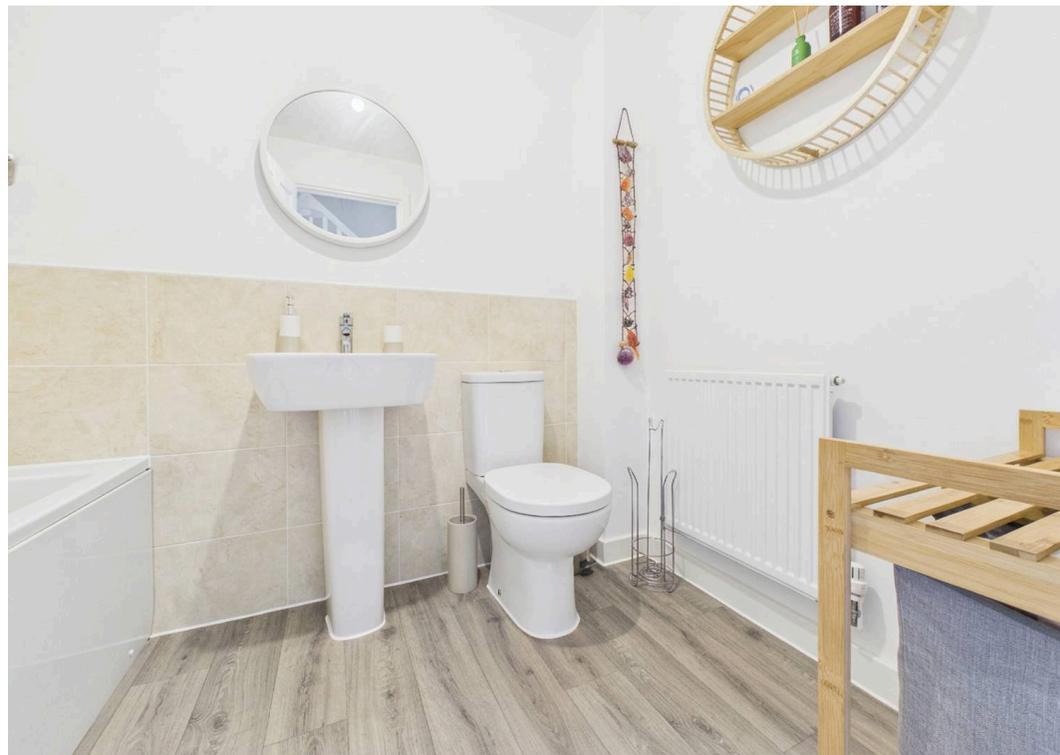
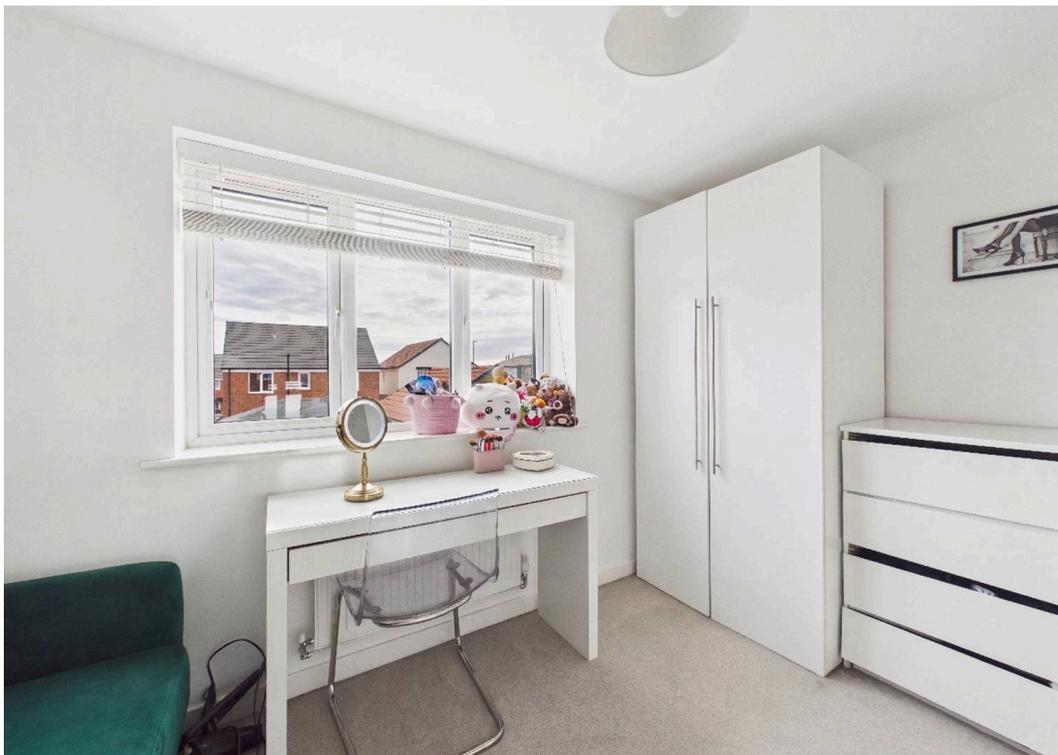
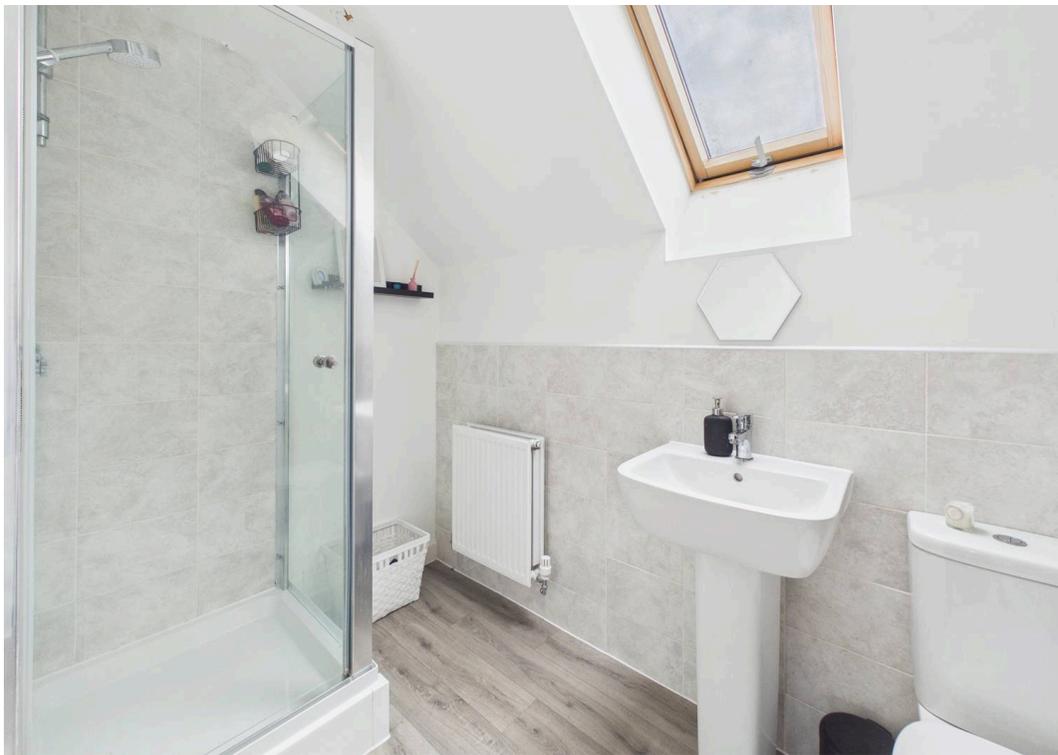
EPC Energy Efficiency Rating: B

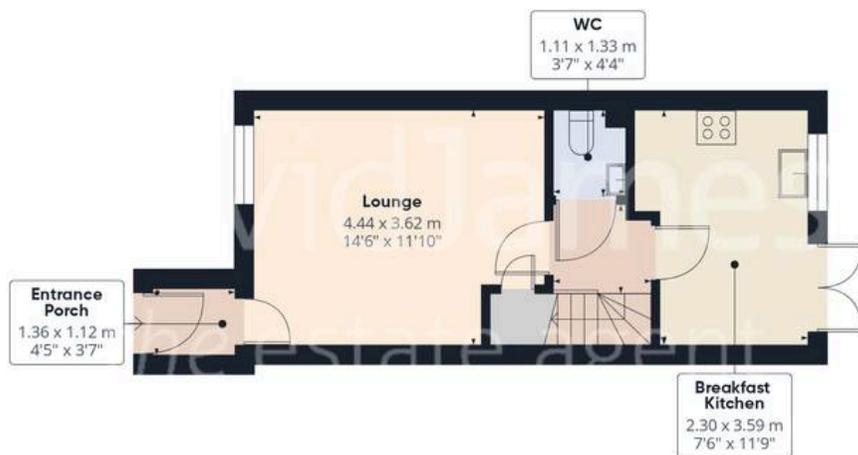
EPC Environmental Impact Rating: B

- Modern townhouse with accommodation over three floors
- Cul-de-sac position within a contemporary residential development
- Ideal purchase for first-time buyers, professionals or growing families
- Stylish and neutrally-decorated lounge with soft carpeting and useful under-stairs storage
- Modern breakfast kitchen with space for informal dining, integrated appliances and French doors
- Ground floor WC providing additional everyday convenience
- Three bedrooms (including a primary bedroom occupying the second floor with private en-suite shower room)
- Family bathroom fitted with a white three-piece suite
- South-easterly facing and enclosed lawned rear garden with patio seating space
- Tandem driveway providing parking









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

78.1 m²
840 ft²

Reduced headroom

1.5 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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