



Wood Lane
Hucknall NOTTINGHAM

burchell
edwards

Wood Lane Hucknall NOTTINGHAM NG15 6LR

for sale offers in the region of
£425,000



Property Description

MUST BE VIEWED - Burchell Edwards are delighted to offer for sale this spacious family home, In brief the property offers, entrance porch, entrance hallway, lounge with multi fuel burner, dining room, kitchen with working AGA, utility room, rear porch and downstairs wc. On the first floor, there are five bedrooms (one non private) family bathroom and separate wc. The property is set in an elevated position with off road parking and detached tandem garage to the rear where there is also a generous garden, with mature beds and borders, trees, allotment area, workshop and pretty courtyard seating area. This is a rare opportunity to purchase a home like this - Don't Miss Out - Call 0115 968 0528 to arrange your viewing.

Entrance Porch

Entered into via front door with decorative stained glass internal door leading into the hallway and dado rail.

Entrance Hallway

Having stairs leading to the first floor, central heating radiator, picture rail, Lincrusta panelling and providing access to:-

Lounge

15' 9" x 13' 5" Plus bay (4.80m x 4.09m Plus bay)
Having a feature marble fireplace with marble hearth and back fitted with a multi-fuel stove, coving to the ceiling, dado rail, feature sash bay window to the front elevation, TV point, central heating radiator, ceiling rose and further sash window to the rear.

Dining Room

15' 1" x 11' 11" (4.60m x 3.63m)
Having feature cast iron fireplace with inset gas fire, UPVC double glazed windows and French doors to the rear elevation, TV point, coving to the ceiling, picture rail and central heating radiator.

Kitchen

Irregular Shaped Room 9' 10" x 11' 9" (3.00m x 3.58m)

Fitted with an extensive range of wall, base and drawer units with attractive Askilan worksurface over, inset one and a half bowl sink and drainer, tiled splashbacks, feature breakfast bar/seating area, Aga, integrated double electric oven, four ring gas hob with chimney style extractor hood over, space and plumbing for dishwasher, space for American style fridge freezer and Karndean flooring, sash style windows to the side and rear elevations and door leading to utility area

Utility Area

Having UPVC double glazed French doors leading out to the rear garden, wall mounted central heating boiler, stone flooring and door into pantry/ store.

Walk-In Pantry

14' 6" x 6' 7" (4.42m x 2.01m)

Having two stainless steel sinks with mixer taps, stone flooring and sash windows to the side elevation.

Downstairs W.C

Having high top W.C, oak effect flooring and window to the rear.

First Floor Landing

Having sky light providing plenty of natural light, gallery landing, built-in storage cupboard and central heating radiator.

Bedroom One

13' 4" x 13' 4" To wardrobe (4.06m x 4.06m To wardrobe)

Fitted with a range of built-in wardrobes and drawers, picture rail, central heating radiator and feature bay window with sash windows plus internal door through to bedroom five.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

Having sash window to the rear elevation, picture rail and central heating radiator.

Bedroom Three

15' x 8' 2" (4.57m x 2.49m)

Having access directly through to bedroom four, feature cast iron fireplace with tiled hearth, picture rail, central heating radiator and sash windows to the front and rear elevations.

Bedroom Four

Irregular Shaped Room x (x)

Having a range of built-in wardrobes and over bed storage, central heating radiator, picture rail and sash style window to the side.

Bedroom Five

13' 5" x 6' 11" (4.09m x 2.11m)

Having sash style window to the front elevation, picture rail, central heating radiator and internal door through to bedroom one.

Bathroom

Having free-standing claw and ball foot roll top bath, corner shower cubicle with rain head and additional shower attachment and pedestal wash hand basin, tiled flooring, extractor fan, fully tiled walls, recess spot lights, built-in airing cupboard and obscured sash window to the side elevation.

Separate W.C

Having low level W.C, partly tiled walls and tiled flooring loft hatch and obscured window to the side elevation.

Outside

To the front of the property is a paved path and steps leading to an establish front garden area with planted beds and borders, front lawn and side path with wrought iron gate leading to the rear.

The enclosed rear garden has presscrete stone effect patio area and path with allotment area having raised vegetable beds and greenhouse. There is also a astroturf lawn area having established planted beds and borders, trees, fenced boundaries, two outside taps and further path leading to the garden room.

Garden Room

Being of UPVC construction with windows to the front, side and rear, tiled flooring, air conditioning/ heater unit and UPVC double glazed French doors to the front.

Tandem Garage

29' 5" x 8' 6" (8.97m x 2.59m)

Having electric up and over door with power and light, further double opening doors to the side plus single door.

The garage is accessed via a shared driveway to the side of 42 Wood Lane.

Workshop

Having power and light with additional roof storage, central heating radiator and sash windows to the side and rear elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK103062



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK103062 - 0001