

# HoldenCopley

PREPARE TO BE MOVED

Whyburn Lane, Hucknall, Nottinghamshire NG15 6QP

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Guide Price £600,000 - £625,000

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BEAUTIFULLY RENOVATED FARM HOUSE...

This beautifully transformed four-bedroom detached farmhouse has been meticulously renovated to the highest standards, offering a seamless blend of classic charm and modern luxury. Impeccably presented throughout, this home is perfect for those looking to move straight in without lifting a finger. Nestled in a picturesque semi-rural location, it provides the serenity of the countryside while being conveniently close to shops and top-rated schools. The ground floor welcomes you with a spacious entrance hall leading to two elegant reception rooms, ideal for both relaxing and entertaining. A well-appointed double bedroom, a stylish W/C and practical spaces such as a boot room and cloakroom add to the home's convenience. The utility room offers additional functionality, while the heart of the home is the expansive kitchen diner, designed for modern living and perfect for family gatherings. Ascending to the first floor, you'll find three generously sized double bedrooms. The luxurious master suite boasts an en-suite bathroom and a walk-in closet, offering a private retreat. Another bedroom features its own W/C, ensuring comfort for all occupants. A sophisticated four-piece bathroom suite and access to a boarded loft for ample storage complete the upper level. The exterior of the property is equally impressive. The front boasts a large driveway with gated access, providing security and plenty of parking space. At the rear, a south-west facing private garden with patio areas and a lawn invites you to enjoy outdoor living. This stunning farmhouse is a true gem, offering an idyllic rural lifestyle with modern comforts.

MUST BE VIEWED





- Luxury Renovated Farm House
- Four Double Bedrooms
- Open Plan Contemporary Kitchen Diner
- Two Reception Rooms
- Four Piece Bathroom Suite & En-Suite
- Utility Room
- Ground Floor W/C
- South-West Facing Rear Garden
- Large Driveway With Gated Access
- Air Source Heating & Solar Panels





## GROUND FLOOR

### Hallway

22'1" x 8'3" (6.75 x 2.54)

The hallway has wood-effect tiles, underfloor heating, an open oak staircase, an under stairs cupboard, a built-in cupboard, a recessed spotlight, two UPVC double-glazed windows to the side elevation and a single wooden door providing access into the accommodation.

### W/C

6'7" x 3'0" (2.03 x 0.92)

This space has a low level concealed flush W/C, a counter top wash basin with fitted storage, wood-effect tiled flooring, underfloor heating, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed window to the side elevation.

### Bedroom Four

14'8" x 10'11" (4.48 x 3.35)

The fourth bedroom has two UPVC double-glazed windows to the front and side elevation, underfloor heating, wood-effect tiled flooring, a recessed chimney breast alcove with a brick hearth and a log burner.

### Cloak Room

9'1" x 8'0" (2.77 x 2.44)

The cloak room has lighting, shelving and coat hooks.

### Utility Room

The utility room has fitted base units with a wooden worktop, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, a larder fridge, wood-effect tiled flooring, underfloor heating and a UPVC double-glazed window to the side elevation.

### Kitchen Diner

27'6" x 11'8" (8.40 x 3.57)

The kitchen diner has a range of fitted shaker style base and wall units with worktops and a matching kitchen island, a double Belfast sink with a drainer and swan neck mixer tap, space for a freestanding range cooker, an extractor hood, a tiled splashback, an integrated dishwasher, space for a dining table set, wood-effect tiled flooring, underfloor heating, two UPVC double-glazed windows to the side and rear elevation, double French doors providing access out to the garden and open access to the sitting room.

### Sitting Room

12'5" x 8'10" (3.81 x 2.71)

The sitting room has wood-effect tiled flooring, underfloor heating, a log burner with a tiled hearth and double French doors providing access into the living room.

### Living Room

21'7" x 16'9" (6.60 x 5.13)

The living room has four UPVC double-glazed windows to the front and side elevation, tiled flooring, underfloor heating, sky lantern ceiling, recessed spotlights and UPVC bi-folding doors providing access out to the garden.

### Hallway

13'4" x 4'11" (4.07 x 1.51)

The hallway has wood-effect tiled flooring, underfloor heating, panelled walls and recessed spotlights.

### Boot Room

8'1" x 4'2" (2.47 x 1.28)

The boot room has wood-effect tiled flooring, underfloor heating, panelled walls, recessed spotlights and a single UPVC door providing access into the accommodation.

## FIRST FLOOR

### Landing

19'1" x 7'8" (5.83 x 2.34)

The landing has laminate flooring, a built-in cupboard, a velux window, access to the boarded loft, a radiator and provides access to the first floor accommodation.

### Master Bedroom

21'2" x 11'7" (6.47 x 3.54)

The main bedroom has three UPVC double-glazed windows to the front, rear and side elevation, laminate flooring, a column radiator, two wall-mounted light fixtures and direct access to the walk in closet and en-suite.

### Walk In Closet

5'11" x 5'10" (1.81 x 1.78)

The walk in closet has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, open fitted wardrobes with drawers and a recessed spotlight.

### En-Suite

11'8" x 5'9" (3.57 x 1.77)

The en-suite has a low level flush W/C, countertop Jack and Jill wash basins with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, underfloor heating, a column radiator with a towel rail, an extractor fan, recessed spotlights, access to the boarded loft and a UPVC double-glazed window to the side elevation.

### Bedroom Two

14'7" x 10'1" (4.47 x 3.09)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, a velux window, laminate flooring, a column radiator, fitted wardrobes with a dressing table and recessed spotlights.

### W/C

7'2" x 2'10" (2.19 x 0.88)

This space has a low level concealed flush W/C, a wash basin with fitted storage, tiled flooring and walls, a chrome heated towel rail, recessed spotlights and an extractor fan.

### Bedroom Three

10'10" x 9'2" (3.31 x 2.80)

The third bedroom has a velux window, laminate flooring, a column radiator, built-in wardrobes, fitted drawers, two wall-mounted light fixtures and recessed spotlights.

## Bathroom

11'7" x 7'6" (3.54 x 2.30)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a freestanding roll top bath with a freestanding swan neck mixer tap, tiled flooring, underfloor heating, a column radiator, a towel rail, partially tiled walls, panelled walls, two wall-mounted light fixtures, recessed spotlights, an extractor fan and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block paved driveway offering availability to park up to seven vehicles and gated access.

### Rear

To the rear of the property is a south-west facing private garden with a fence panelled boundary, a patio area with a decorative stone border, a further patio area, a lawn, various plants and shrubs, external lighting and a single wooden lockable gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Air source heat pump

Septic Tank – Yes

Broadband – Openreach

Broadband Speed – Superfast - 40 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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