

# HoldenCopley

PREPARE TO BE MOVED

Whyburn Lane, Hucknall, Nottinghamshire NG15 6QN

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Guide Price £450,000 - £475,000



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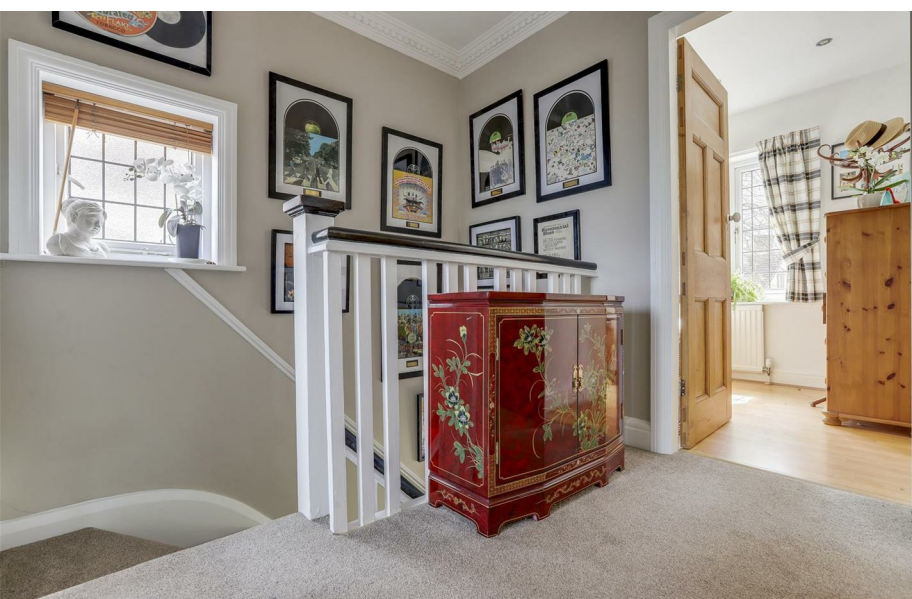
#### DETACHED FAMILY HOME...

This attractive three-bedroom detached house is located on one of Hucknall's most desirable and prestigious roads, set within a peaceful and semi-rural location that leads directly out to the open countryside. The setting offers a perfect balance of tranquillity and accessibility, making it a truly appealing place to call home for families, thoughtfully laid out to suit modern family life while retaining the charm of its original period features. Upon entering the home, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the house. From here, the accommodation flows into two large and elegantly presented reception rooms, both of which benefit from beautiful fireplaces that serve as striking focal points. The ground floor also features a modern, well-appointed kitchen offering ample storage and workspace for busy family life. Adjoining the kitchen is a bright and airy conservatory, which provides an additional living space that can be enjoyed throughout the year. Upstairs, the first floor continues to impress with three generously sized bedrooms, each offering comfortable accommodation with plenty of natural light. These rooms are serviced by a contemporary four-piece bathroom suite, which includes a separate shower, a bathtub, a wash basin, and a toilet, all finished to a high standard and designed with comfort and convenience in mind. Externally, the home sits within well-maintained and attractively landscaped gardens to both the front and rear. These outdoor spaces offer a pleasant and private environment for children to play or for entertaining guests. In addition to the gardens, the property also benefits from off-road parking and a detached garage, providing practical storage solutions and further enhancing the appeal of this charming family home. Also having potential for a building plot subject to planning permissions.

MUST BE VIEWED







- Traditional Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Four Piece Bathroom Suite
- Driveway & Detached Garage
- Well Maintained Gardens
- Rural Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'2" x 7'11" (max) (4.02m x 2.43m (max))

The entrance hall has wood flooring, carpeted stairs, a radiator, coving to the ceiling, a dado rail, stained glass windows, a stained glass front door providing access into the accommodation, and access into the pantry.

Pantry

7'6" x 2'11" (2.29m x 0.89m )

The pantry has a UPVC double glazed obscure window, various shelving, and wood flooring.

Living Room

14'2" x 9'8" (max) (4.32m x 2.96m (max))

The living room has a stained glass window to the side elevation, a square bay window to the front elevation, wall light points, coving to the ceiling, a dado rail, a radiator, an TV point, a feature fireplace with a decorative wood mantelpiece, and carpeted flooring

Dining room

11'11" x 11'8" (max) (3.65m x 3.57m (max))

The dining room has windows to the side and rear elevation, coving to the ceiling, a ceiling rose, a radiator, a feature fireplace with a decorative wood mantelpiece, and carpeted flooring.

Kitchen

7'11" x 7'7" (2.43m x 2.33m )

The kitchen has a range of base and wall units with rolled edge gloss worktops, an inverted stainless steel sink and a half with swan neck mixer taps and drainer, an integrated oven with gas hob and a pull out extractor hood, an integrated microwave, a Vertical radiator, recessed spotlights, wood effect flooring, a window to the rear elevation, and a door opening to the conservatory.

Conservatory

15'6" x 9'6" (4.74m x 2.91m )

The conservatory has wood effect flooring, wall light points, a Vertical radiator, UPVC double glazed window surround, double French doors opening out to the garden, and access into the utility room.

Utility Room

4'6" x 4'3" (1.38m x 1.31m )

The utility room has space and plumbing for a washing machine, space for a fridge freezer, a wall- mounted Baxi boiler, and wood-effect flooring.

FIRST FLOOR

Landing

7'6" x 7'5" (2.31m x 2.27m )

The landing has a window to the side elevation, coving to the ceiling, a dado rail, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

14'9" x 12'3" (max) (4.51m x 3.74m (max))

The main bedroom has a UPVC double glazed square bay window and a UPVC double glazed window to the side elevation, coving to the ceiling, a dado rail, a radiator, and carpeted flooring

Bedroom Two

12'3" x 11'8" (max) (3.74m x 3.56m (max))

The second bedroom has UPVC double glazed windows to the side and rear elevation, recessed spotlights, a radiator, and carpeted flooring

Bedroom Three

7'6" x 7'5" (2.29m x 2.27m )

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and wood effect flooring.

Bathroom

8'5" x 8'0" (2.57m x 2.45m )

The bathroom has a UPVC double glazed window obscure window to the side and rear elevations, a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a ceiling mounted rainfall shower head and a handheld shower head, a heated towel rail, a radiator, coving to the ceiling, recessed spotlights, access into the loft, partially tiled walls, part wood panelled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a garden with a lawn, planted borders with a range of established plants and shrubs, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a lawn, a range of established plants, bushes and shrubs, a patio area, a shed, and access to the detached garage.

Garage

15'7" x 9'2" (4.75m x 2.81m )

The garage has lighting, electrics, and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Some Voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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:

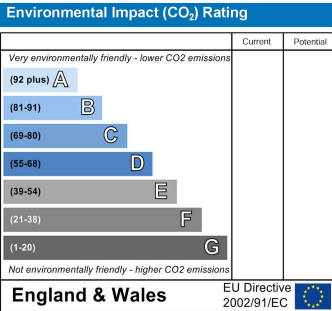
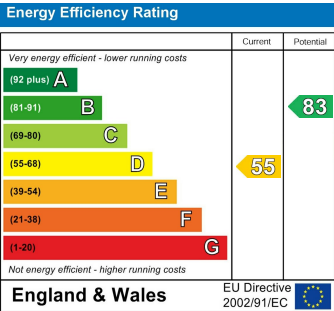
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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## 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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