

# HoldenCopley

PREPARE TO BE MOVED

Whyburn Lane, Hucknall, Nottinghamshire NG15 6QN

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Guide Price £525,000 - £550,000



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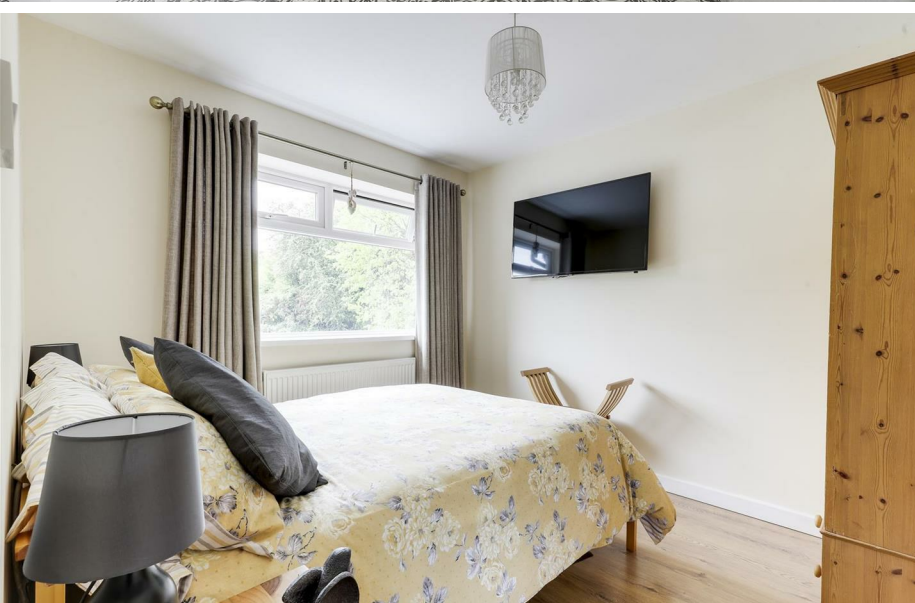
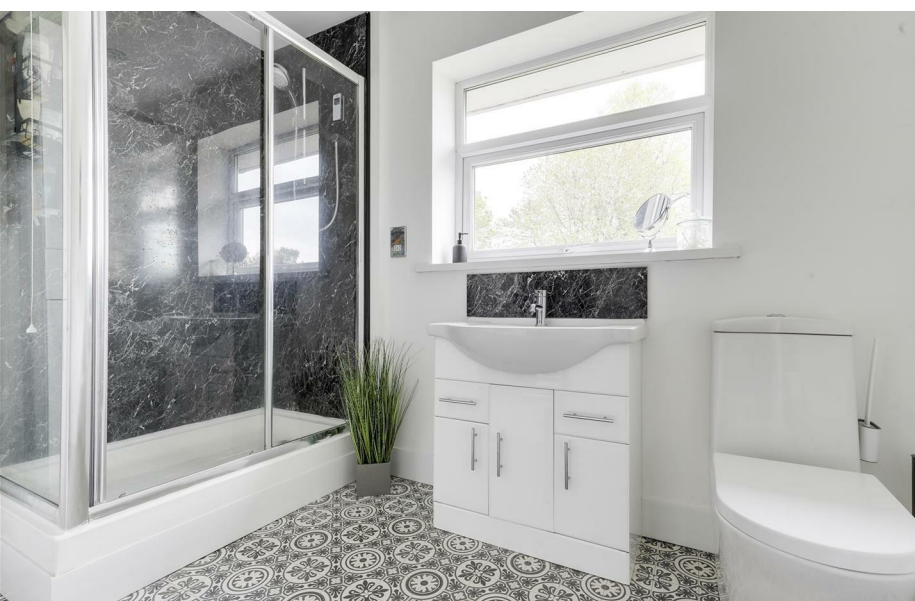
### STUNNING FAMILY HOME WITH COUNTRYSIDE VIEWS...

Situated on one of Hucknall's most prestigious and peaceful roads, this beautifully presented four-bedroom detached home offers spacious, modern living in an idyllic rural setting. With uninterrupted countryside views, direct access to open fields, and a wealth of indoor and outdoor space, this property presents the ultimate family lifestyle opportunity. Internally, a welcoming entrance hall leads to a formal dining room, a versatile study, and a spacious living room complete with a cosy log burner and two sets of French doors that open out onto the rear garden, perfect for enjoying the natural surroundings. A modern kitchen caters to all culinary needs, complemented by a practical utility room, ground floor W/C, and an additional office space ideal for home working. Upstairs, the accommodation continues to impress, offering three generous double bedrooms and a comfortable single bedroom. The main bedroom boasts fitted wardrobes, a private dressing room, and a contemporary en-suite, while the family bathroom serves the remaining rooms. Externally, the property is set back behind a large driveway providing ample off-road parking, an EV charging point, and garage access. To the rear, the garden truly captures the essence of countryside living, with a decked seating area and hot tub that overlook the fields beyond, a lawned garden with patio, a vegetable patch, and a collection of mature trees, shrubs, and plants that create a private, serene outdoor space.

MUST BE VIEWED!







- Detached House
- Four Bedrooms
- Three Reception Rooms & Office
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Large Driveway & Garage
- Stunning Countryside Views
- Beautifully Presented Throughout
- Sought-After Location











GROUND FLOOR

Porch

7'10" x 4'4" (2.40 x 1.33)

The porch has entrance matting flooring, UPVC double-glazed windows surround and a single UPVC door providing access into the accommodation.

Entrance Hall

13'5" x 4'3" (4.09 x 1.30)

The entrance hall has karndeian flooring, carpeted stairs, ceiling coving, a column radiator, an in-built storage cupboard, an internal UPVC double-glazed window to the side elevation and a single UPVC door providing access from the porch.

Dining Room

12'0" x 11'11" (3.67 x 3.64)

The dining room has karndeian flooring, a radiator, ceiling coving, internal double French doors providing access to the living room, and a UPVC double-glazed bay window to the front elevation.

Study

10'7" x 9'5" (3.24 x 2.89)

The study has laminate wood-effect flooring, a radiator, internal double French doors providing access to the living room and a UPVC double-glazed window to the front elevation.

Living Room

22'7" x 13'3" (6.90 x 4.04)

The living room has karndeian flooring, two column radiators, a recessed chimney breast alcove with a feature l4 watt log burner, two double French doors both opening out to the rear garden.

Kitchen

13'10" x 13'6" (4.24 x 4.14)

The kitchen has a range of fitted base and wall units with granite covered worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated electric hob, extractor fan, two ovens, and under counter fridge, recessed spotlights, partially panelled walls, laminate flooring, a column radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

7'10" x 7'4" (2.41 x 2.25)

The utility room has a granite cover worktop, space and plumbing for a washing machine and tumble dryer, a heated towel rail, laminate flooring, internal access to the garage and a UPVC double-glazed window to the side elevation.

W/C

5'6" x 4'3" (1.68 x 1.31)

This space has a low level flush W/C, a vanity storage unit with a wash basin basin, partially panelled walls, a radiator, a wall-mounted boiler, laminate flooring and a UPVC double-glazed obscure window to the rear elevation.

Office

9'9" x 4'11" (2.98 x 1.51)

The office has karndeian flooring, two Velux windows and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

7'10" x 3'3" (2.39 x 1.00)

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'3" x 12'0" (4.05 x 3.68)

The main bedroom has laminate wood-effect flooring, a vertical column radiator, ceiling coving, floor-to-ceiling fitted wardrobes, access to the dressing room and a UPVC double-glazed window to the rear elevation.

Dressing Room

9'5" x 5'4" (2.88 x 1.63)

The dressing room has laminate wood-effect flooring, a radiator, ceiling coving, recessed spotlights, fitted floor-to-ceiling wardrobes, access to the en-suite and a UPVC double-glazed window to the side elevation.

En-Suite

9'5" x 5'5" (2.89 x 1.66)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a wall-mounted electric shaving point, recessed spotlights, waterproof boarding, a heated towel rail, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'7" x 9'5" (3.24 x 2.89)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'9" x 8'7" (3.30 x 2.62)

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

Bedroom Four

8'9" x 6'6" (2.68 x 1.99)

The fourth bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'1" x 7'4" (2.77 x 2.26)

The bathroom has a low level dual flush W/C, a pedestal wahs basin, a double-ended bath with central tap and a handheld shower head, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, an extractor fan, ceiling coving, recessed spotlight, vinyl flooring and a two UPVC double-glazed windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a large driveway providing off-road for multiple vehicles, an EV charging point, access to the garage, gated access to the rear garden, courtesy lighting, plants and shrubs, hedge borders and fence panelling boundaries.

Garage

17'5" x 8'3" (5.31 x 2.53)

Rear

The rear of the property has countryside views with a decked seating area, a hot tub, steps leading down to a lawn, a patio seating area, two sheds, a vegetable patch, mature trees, plants and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

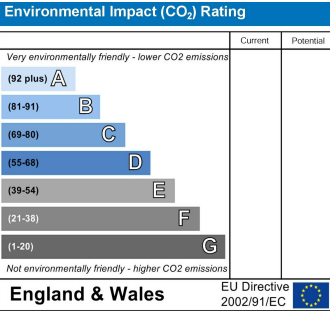
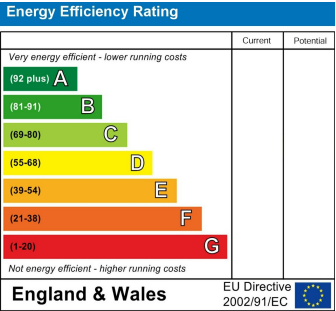
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

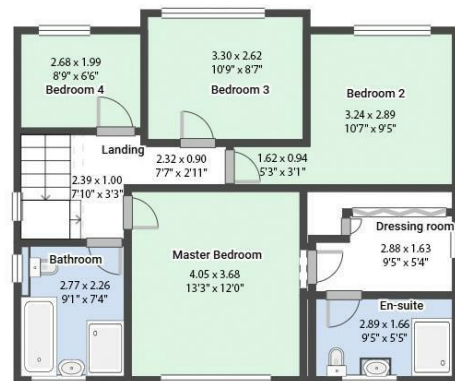
Other Material Issues – No





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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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