



Whyburn Lane
Hucknall Nottingham

burchell
edwards

Whyburn Lane Hucknall Nottingham NG15 6QN

for sale
£325,000



Property Description

Set back from the road behind a lawned frontage, the property is approached via a paved driveway providing parking for multiple vehicles.

The accommodation is entered through a composite front door into a welcoming entrance hallway, which provides access to all rooms.

The spacious lounge is positioned to the front of the property and is enhanced by a large bay window, allowing plenty of natural light to flood the room.

To the rear, the fitted kitchen offers a range of wall and base units, integrated appliances and a useful pantry cupboard. The kitchen opens into a sun room, creating a versatile dining and seating space with direct access to the rear garden, making it an ideal area for entertaining or relaxing while enjoying the outlook beyond.

There are two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and dual-aspect windows. The accommodation is completed by a bathroom featuring both a panelled bath and separate mains-fed shower, along with a vanity wash hand basin and low-level WC.

A separate WC accessed from the kitchen adds further convenience.

Outside, the rear garden has been designed to provide a pleasant outdoor space with a patio seating area, enclosed boundaries and side access. A particular feature of the property is the attractive outlook across adjoining fields, providing a peaceful setting and a sense of openness.

Entrance Hallway

Entered via a composite front door, having a cloak cupboard, one radiator and providing access to the accommodation.

Lounge

Having a front facing UPVC double glazed bay window, two rear facing UPVC double glazed windows, and two radiators.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and a half with mixer tap and drainer. Integrated appliances include an electric oven, electric hob with extractor hood over, built-in dishwasher and built-in fridge. There is space and plumbing for a washing machine, tiled flooring, a pantry cupboard housing the Ideal boiler and a rear facing UPVC double glazed window.

The kitchen is open plan to the sun room, which has a UPVC glazed door providing access to the rear garden. A door from the kitchen also leads to the WC.

Wc

Accessed from the kitchen and fitted with a low level WC and wash hand basin.

Bedroom One

Having front and side facing UPVC double glazed windows, built-in wardrobes and one radiator.

Bedroom Two

Having a side facing UPVC double glazed window and one radiator.

Family Bathroom

Fitted with a panelled bath with mixer tap, separate mains-fed shower, low level WC and vanity wash hand basin. The room also benefits from tiled flooring, tiled walls, a heated towel rail and a side facing obscured UPVC double glazed window.

Exterior

To the front, a dropped kerb provides access to a paved driveway offering off-road parking for multiple vehicles. The front garden is set back from the road and comprises a laid lawn with a mature bush border and fenced boundaries.

To the rear, there is a fully enclosed garden with side access suitable for bin storage, a patio seating area and an external water tap. The garden enjoys views over adjoining fields.

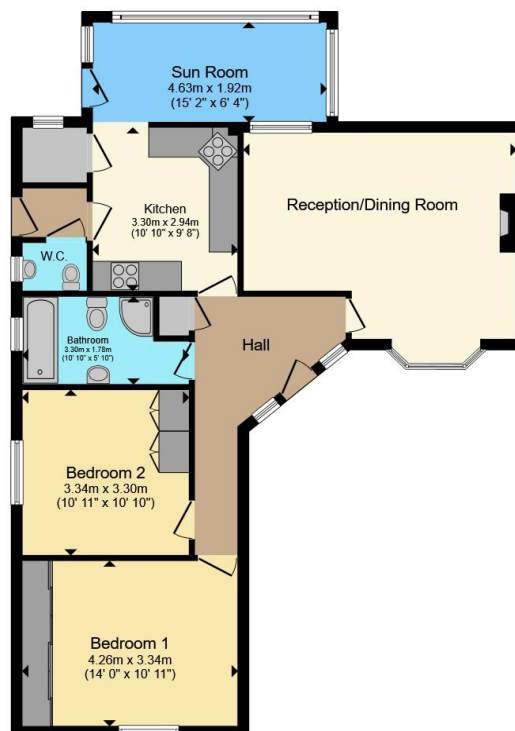
Agents Note

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Total floor area 86.9 m² (936 sq.ft.) approx

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64 High Street Hucknall
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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