Whyburn Lane
Hucknall Nottingham

burchell edwards

Whyburn Lane
Hucknall Nottingham NG15 6QN

for sale offers over
£300,000

Property Description

GUIDE PRICE - £300,000 - £325,000 - CHAIN FREE!

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

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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

Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104934

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.