



Wood Lane
Hucknall NOTTINGHAM

burchell
edwards

Wood Lane Hucknall NOTTINGHAM NG15 6LR

for sale
£400,000



Property Description

This unique family sized home offers lots of charm and character with lots of original features.

Being located with easy access to Hucknall Town Centre plus easy transport links to Nottingham City Centre, this home is one of a kind. and this can be appreciated as soon as you step through the front door.

The entrance porch leads through to spacious entrance hallway which has original stained glass windows and picture rail and leads to a lounge with feature bay window and cosy log burner. There is also a spacious study/snug in addition to generous dining room which overlooks the rear garden, there is also a kitchen and utility area plus rear lobby, downstairs shower room and additional WC.

To the first floor there are four generously sized bedrooms plus an additional store (which is currently fitted as a second kitchen) family bathroom with separate WC.

Outside, there are enclosed front and rear gardens with shared driveway and DETACHED DOUBLE GARAGE to the rear, alongside outdoor double parking area.

Throughout the property there are upvc double glazed windows and it has full gas central heating.

The property must be viewed to fully appreciate the size and quality of home on offer.

Entrance Porch

Entered into via upvc double glazed door with side windows and tiled floor

Entrance Hallway

Entered into via side door with decorative stained glass panels, stairs leading to first floor, laminate flooring, radiator and gives access to:-

Lounge

Having feature fireplace with marble effect surround, back and hearth with log burner, upvc double glazed bay window to the front elevation, picture rail, and central heating radiator.

Study/Snug

With upvc double glazed window to the front elevation, picture rail and central heating radiator

Dining Room

Having brick built fireplace with electric fire, picture rail, central heating radiator and upvc double glazed windows to the rear.

Kitchen

Fitted with a range of wall, base and drawer units with complimentary worksurface over, inset one and a half bowl sink and drainer with mixer tap, electric cooker with extractor hood over, open fireplace with tiled hearth, space and plumbing for washing machine, central heating radiator, two upvc double glazed windows to the side elevation and door through to inner lobby

Rear Lobby

Having upvc patio door leading out to rear garden area and giving access to pantry, storage room and WC.

Pantry

A storage area primarily for food and drink and other perishable items, including room for fridge freezer, worksurface and integrated shelving and a small obscured single glazed window

Storage Room

A small room for storing utility items

Wc

Having WC and wash hand basin, tiled splashbacks, radiator and obscured window to the side elevation

Workshop/Utility Area

Accessible from rear garden with two single glazed sash windows, this provides ample storage room for garden implements and other tools including space for a tool/workbench area and has power and light

Shower Room

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, low level WC and wash hand basin, radiator and obscured window to the side elevation

First Floor

Landing Area

Having light tunnel and giving access to bedrooms, bathroom and WC

Bedroom One

Having upvc double glazed bay window to the front and upvc double glazed window to the side elevation and central heating radiator

Bedroom Two

Having a range of built in wardrobes with upvc double glazed window to the front elevation and central heating radiator

Bathroom

Having panelled bath and wash hand basin, tiled splashbacks, panelling, radiator and upvc double glazed obscure windows to the side elevation

Bedroom Three

Having built in wardrobes plus upvc double glazed window to the rear elevation and central heating radiator

Bedroom Four

With built in airing cupboard, central heating radiator and upvc double glazed window to the side elevation with door leading through to store/bedroom five

Store/Bedroom Five

Having a range of built in units with worksurface over, inset sink and drainer, central heating radiator and upvc double glazed windows to the side elevations

Separate Wc

Having low level WC and upvc obscured window to the side elevation

Outside

Set in an elevated position the property is accessed via a shared driveway.

The enclosed front garden area has established planted beds and borders, pathway and wrought iron railings and gate

The rear garden area is mainly laid to lawn with paved patio seating area and path, fenced boundaries with planted beds and borders and rear access gate leading through to the driveway and garage.

The driveway has off road parking for two vehicles and the detached double garage has up and over door power and light.









Total floor area 203.8 m² (2,193 sq.ft.) approx

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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

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