



Thorneycroft

An exceptionally well presented detached family home which is brimming with character located in the north Nottinghamshire town of Shirebrook.

- Detached Period Character Property
- Approx. 3500sq.ft of Stunning Accommodation in All
- Substantial Family Room with Vaulted Ceiling
- High Specification Fitted Kitchen
- 3 Further Reception Rooms
- Outstanding Master Suite with Bathroom & Dressing Room
- 3 Further Double Bedrooms & Family Bathroom
- Utility, WC & Several Outbuildings
- Landscaped South-Facing Garden with Terrace
- No Upward Chain

This stunning and individual detached home, originally dating back to 1901, comes to the market offering generous and well-proportioned accommodation across 3 floors extending to approximately 3500sq.ft in all. Having undergone a complete refurbishment since purchase by its current occupiers, the property now presents an opportunity to acquire a home which effortlessly combines charming period features with more modern influences and technological enhancements. Original flooring in select areas, retaining the characterful exterior features, intricate coving, original fireplaces & units, underfloor heating, fully fitted bespoke kitchen with a range of appliances, integrated home-audio system through much of the property, thermal solar panel heating, SMART intruder/CCTV & heating controls, home cinema with 7 zone surround sounds and Cat 5 cabling and access points to dedicated rooms are just some of the features which make this home stand out from the rest.









THE ACCOMMODATION

As previously mentioned, the property extends to approximately 3500sq.ft in all which is made up of the main house and several outbuildings. The main house ground floor accommodation, in brief, comprises of; Entrance porch leading on to the inner hall, sitting room, stunning open plan lounge with several seating areas, vaulted ceiling and home cinema system, dining room, beautifully appointed kitchen with a range of useful appliances, study/ play room, WC and rear entrance lobby. To the first floor there is a generous landing, 3 double bedrooms, family bathroom with free-standing bath and walk-in shower and a utility/ plant room. To the second floor there is stunning master suite with walk-in-wardrobe and generous en-suite bathroom.

GARDENS & GROUNDS

Externally, the property benefits from enclosed gardens to front and rear. The attractive frontage is enclosed by wrought iron fencing and mainly gravelled with select trees and climbers. The south-facing and walled rear garden offers a private and beautifully presented space to enjoy. This attractive and low-maintenance garden comprises of an AstroTurf lawned area, block paved and decked pathways, established borders & trees and a substantial terrace which leads off the kitchen, living room and study/ play room. In addition, there is an attached single garage which is currently separated into gym & store room, outbuilding/ garden store and a purpose built children's play house.

LOCATION

The town of Shirebrook is located approximately 25 miles north of Nottingham city centre and is a primarily residential area well-positioned close to a number of larger settlements. Shirebrook and nearby Mansfield Woodhouse offer a number of local conveniences, however, the market town of Mansfield has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water, and drainage are understood to be connected. There is a wet-system underfloor heating to part of the ground floor and thermal solar panel heating contributes to the overall energy efficiency of the property.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham.



Thorneycroft, Shirebrook
Approximate Gross Internal Area
 Main House = 288 sq.m/3103 sq.ft
 Garage = 17 sq.m/181 sq.ft
 Outbuilding = 20 sq.m/215 sq.ft
 Total = 325 sq.m/3499 sq.ft

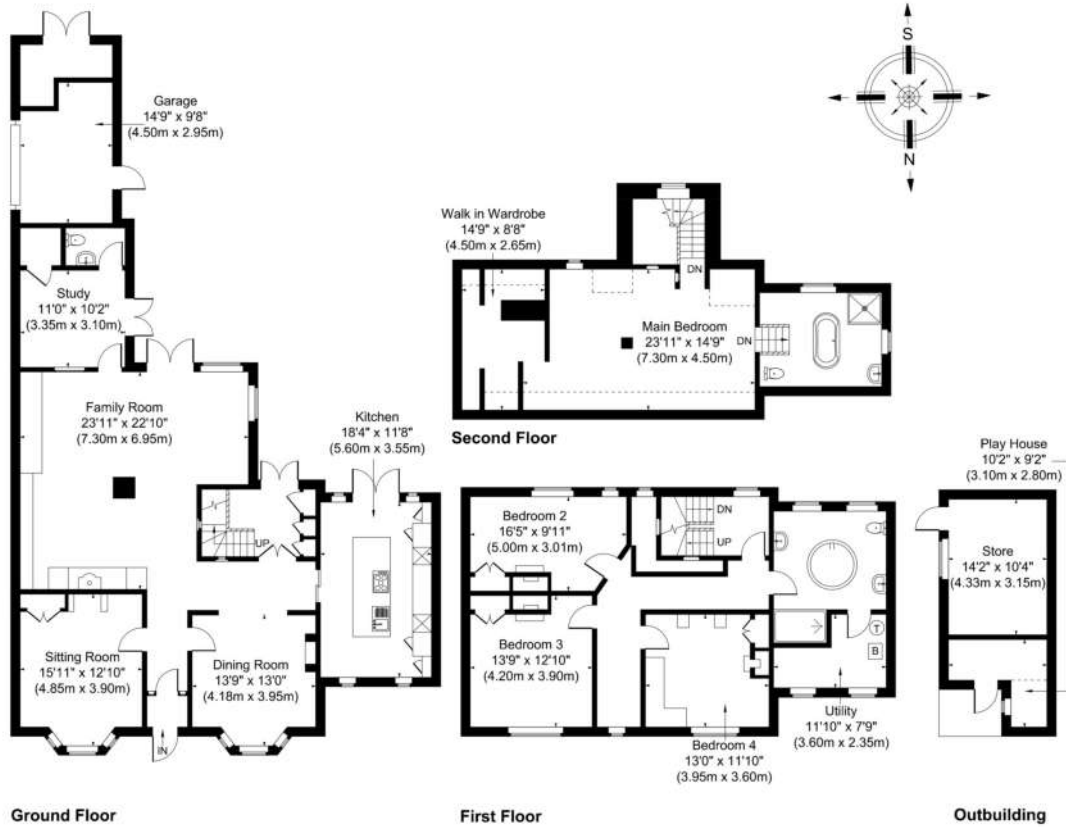


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		



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