

# SUPERIOR HOMES

## ROYSTON & LUND



# April Cottage

Wysall | NG12 5QS

£1,250,000

Royston & Lund are delighted to market April Cottage, a beautiful, executive style, detached family home built by the current owners in 2011 to a high specification whilst paying homage to the history of its location through the choice of materials and fixtures and fittings used in the build. Occupying a glorious South and Westerly facing plot measuring just under 1/3 of an acre, the property is offered to the market with no onward chain.

Set at the top of a private road with no passing traffic, a resin driveway to the front of the property provides off-street parking for multiple vehicles whilst also giving access to the double garage. A pathway then leads to the front door which boasts a two storey, full height engineered oak and glazed Atrium giving access to the entrance hall. Careful consideration to the layout was shown at design stage and is clear to see once in the entrance hallway, internal doors gives access to a dual aspect main reception room, a huge open plan kitchen/diner, the utility room, a cloaks cupboard/w/c and and a second, versatile reception room originally designed with a formal dining room in mind which is now used as a cinema room.

The main reception room boasts a dual aspect with full width bi-fold doors to the rear elevation opening to the full width patio with exposed brickwork and exposed beams as well as a natural flame gas fire (Calor Gas).

The kitchen/diner is undoubtedly a huge selling point of any house, benefitting from air conditioning this triple aspect room is comfortably large enough to house the kitchen which features a range of integrated appliances including a 5-ring induction hob, extractor, wine fridge, sink with instant boiling water tap, American style Fridge/Freezer, an eye-level steam oven and a microwave oven, both with warming drawers underneath. A huge island forms a natural divide between the kitchen and the social area where there is ample space for a dining table, sofas and a coffee table.





- Stunning, Executive, Detached Family Home
- Just Under 1/3 Acre Plot
- Huge Kitchen/Diner/Snug w/ Full Width Bi-Fold Doors
- Five Bedrooms - Three En-Suites
- Constructed 2011
- Downstairs W/C, Cloaks, Utility & Office
- Underfloor Heating Throughout
- Highly Sought After Village Location w/ No Onward Chain
- EPC Rating: C
- Council Tax Band: G

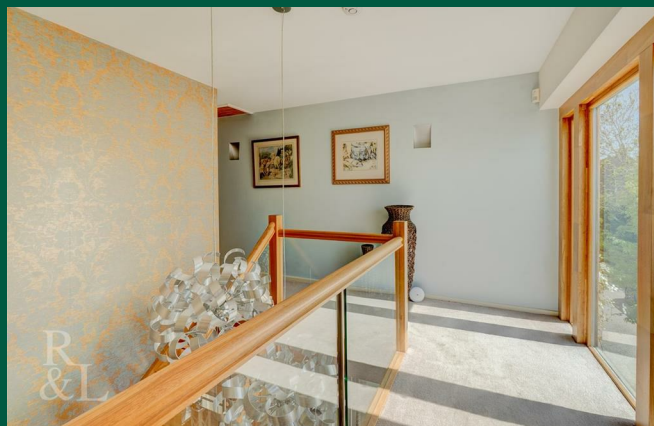




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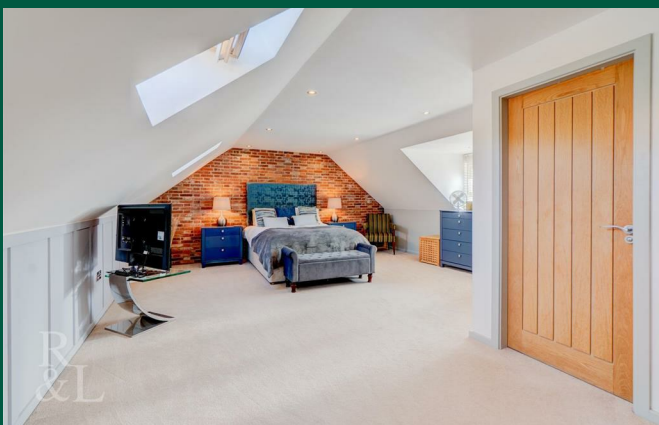




L-Shape bi-fold doors open fully across the rear elevation before also opening to the side elevation giving access to the patio area.

The kitchen area also has an internal door to the utility room which in turn gives access to a separate home office.

To the first floor a galleried landing offers views over paddocks toward the Church. There are two contenders for a master bedroom. A dual aspect bedroom to the rear boasts exposed brickwork, exposed beams and a natural living flame fire with the added benefit of air conditioning, a walk-in wardrobe and en-suite bathroom comprising of a bath and separate walk-in shower. At the front of the house above the double garage is another dual aspect bedroom with an en-suite shower room which was designed with the potential for further conversion if required to incorporate either the double garage below or a loft conversion to form a separate wing/annexe if required (subject to relevant permissions).



A third double bedroom has the added benefit of an en-suite shower room with two further double bedrooms sharing a lovely family bathroom comprising a four piece suite consisting of a w/c, wash hand basin, free-standing bath and separate shower.

The property features underfloor heating throughout with the added convenience of air conditioning to the kitchen/diner and current master bedroom with a ground source heat pump.

The rear garden of April Cottage is a sun trap, boasting both Southerly & Westerly aspects it is completely private and not overlooked. A large lawned area is complimented by thoughtful bedded areas surrounded by a selection of trees and hedges with open field views to the rear. A detached garden room is currently set up as a home pub with the added benefit of a power and lighting and benefits from a generous decked area overlooking the natural living pond.



Located at the top of Little London Lane in the highly sought after Rushcliffe Village of Wysall, the well regarded village pub is located just at the end of the road with excellent transport links close by including the A46, A60 and A52 with more extensive local facilities available in the nearby villages of Keyworth and Wymeswold.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Potential	Current	76
80		

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Potential	Current	

EPC

