

HoldenCopley

PREPARE TO BE MOVED

Manor View, Newark, Nottinghamshire NG23 6AW

£995,000

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Prepare to be impressed by this exceptional six-bedroom detached house, offering a spacious, modern, and luxurious lifestyle. Nestled within an exclusive gated community of just four homes, this property is situated in the highly sought-after village of Caunton, renowned for its charming local pubs, excellent schools, and convenient commuting links. Stepping inside, the welcoming and spacious entrance hall leads to a variety of beautifully designed living spaces. The generous living room provides the perfect setting for family relaxation, while the dining room flows seamlessly into the conservatory, allowing you to enjoy the garden views all year round. The modern kitchen features a breakfast area with integrated appliances, ideal for both casual dining and entertaining. Additional ground-floor highlights include a utility room, a ground-floor W/C, and a spacious office, which could also serve as an additional reception room, perfect for a playroom or snug. The first floor boasts four double bedrooms, three of which have stylish en-suites, ensuring both comfort and privacy. The main bedroom has its own dressing room. A luxurious family bathroom serves the remaining bedrooms, featuring a large walk-in shower and a stunning freestanding bath. Ascending to the top level, you'll find two further double bedrooms, both designed with bespoke fitted wardrobes. One benefits from a dressing area, while the other features a private kitchenette, perfect for guests or extended family. Both rooms also enjoy their own stylish en-suites. Externally, the home continues to impress. To the front, a large driveway provides ample off-road parking, alongside access to the double garage and the benefit of solar panels. A well-maintained lawn with shrubs enhances the property's kerb appeal. To the rear, the private landscaped garden is a peaceful oasis, featuring multiple patio seating areas, a lush lawn, and a pond, all surrounded by established plants and shrubs.





- Substantial Detached House
- Six Double Bedrooms
- Three Spacious Reception Rooms & Conservatory
- Contemporary Fitted Breakfast Kitchen With Integrated Appliances
- Utility Room & Ground Floor W/C
- Five Modern En-Suites & A Stylish Family Bathroom
- Large Driveway & Double Garage
- Owned Solar Panels
- Private Gated Community
- Sought-After Village Location





GROUND FLOOR

Entrance Hall

19'10" x 13'1" (6.07m x 4.01m)

The entrance hall has carpeted flooring, a radiator, a staircase with carpeted stairs and glass panels, recessed spotlights, ceiling coving, two double-glazed windows to the front elevation and a single door providing access into the accommodation.

Office

15'7" x 13'5" (4.75m x 4.10m)

The office has wood-effect flooring, two radiators, recessed spotlights, ceiling coving, fitted office furniture and a double-glazed window to the front elevation.

Living Room

22'3" x 15'5" (6.79m x 4.70m)

The living room has carpeted flooring, a radiator and a vertical radiator, ceiling coving, a media wall with a feature fireplace and two full-height double-glazed windows to the rear elevation.

Dining Room

15'5" x 14'4" (4.70m x 4.37m)

The dining room has carpeted flooring, recessed spotlights, ceiling coving, a vertical mirror radiator, open-plan access to the conservatory and kitchen.

Conservatory

14'6" x 13'4" (4.42m x 4.08m)

The conservatory has carpeted flooring, a solid roof, two radiators, double-glazed windows surround and two sets of bifold doors providing access to the rear garden.

Kitchen

15'4" x 13'10" (4.68m x 4.24m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops and a feature breakfast bar island, an undermount sink with Quartz draining grooves and a swan neck Quooker tap, an integrated double oven, coffee machine, induction hob, extractor fan & dishwasher, a glass splashback, recessed spotlights, Porcelain tiled flooring with underfloor heating and a double-glazed window to the rear elevation.

Utility Room

15'3" x 8'0" (4.67m x 2.45m)

The utility room has a range of fitted gloss base and wall units with a Quartz worktop, an undermount sink with draining grooves and a swan neck mixer tap, an integrated wine cooler, a glass splashback, Porcelain tiled flooring with underfloor heating, a radiator, recessed spotlights, internal access to the garage, a double-glazed window to the rear elevation and a single door providing access to the rear garden.

W/C

6'0" x 3'2" (1.85m x 0.99m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, partially tiled walls, an extractor fan and wood-effect flooring.

FIRST FLOOR

Landing

20'6" x 17'4" (6.26m x 5.30m)

The galleried landing features carpeted flooring, a radiator, ceiling coving, a ceiling rose, and a beautiful double-glazed arch window to the front elevation, flooding the space with natural light. A key highlight of this home is the exceptional build quality, with the entire first floor constructed from solid block and beam.

Master Bedroom

19'9" x 16'1" (6.04m x 4.92m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, open access to the dressing room and two double-glazed windows to the front elevation.

Dressing Room

8'0" x 6'7" (2.46m x 2.02m)

The dressing room has carpeted flooring, ceiling coving and a double-glazed window to the side elevation.

En-Suite

8'9" x 8'0" (2.67m x 2.45m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, LED lighting, wood-effect flooring and a double-glazed window to the rear elevation.

Bedroom Two

15'7" x 13'5" (4.77m x 4.11m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite and a double-glazed window to the front elevation.

En-Suite

7'10" x 7'2" (2.39m x 2.20m)

the en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan, wood-effect flooring and a double-glazed window to the side elevation.

Bedroom Three

15'5" x 11'4" (4.70m x 3.47m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, access to the en-suite and a double-glazed window to the rear elevation.

En-Suite

7'2" x 7'0" (2.20m x 2.15m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, wood-effect flooring and a double-glazed window to the rear elevation.

Bedroom Four

11'8" x 15'11" (3.58m x 4.86m)

The fourth bedroom has interlocking rubber flooring, a radiator, ceiling coving, recessed spotlights, floor-to-ceiling sliding door wardrobes, an in-built storage cupboard and a double-glazed window to the rear elevation.

Bathroom

15'5" x 13'11" (4.71m x 4.25m)

The main bathroom has a low level dual flush W/C, a large vanity storage unit with a countertop wash basin, a freestanding double ended bath with central taps, a walk-in shower with an overhead rainfall shower and a hand held shower head, a heated towel rail, LED lighting, Karndean wood-effect flooring with underfloor heating, and a double-glazed window to the rear elevation.

SECOND FLOOR

Landing

the landing has carpeted flooring, recessed spotlights, a Velux window and access to the second floor accommodation.

Bedroom Five

17'1" x 16'7" (5.23m x 5.07m)

The fifth bedroom has carpeted flooring, two radiators, recessed spotlights, bespoke fitted wardrobes, access to the dressing room and en-suite and two Velux windows.

Dressing Room

7'6" x 3'11" (2.31m x 1.21m)

The dressing room has carpeted flooring and recessed spotlights.

En-Suite

11'3" x 6'2" (3.45m x 1.90m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, tiled walls, tiled flooring with underfloor heating, and a Velux window.

Bedroom Six

17'6" x 16'7" (5.35m x 5.07m)

The sixth bedroom has carpeted flooring, two radiators, recessed spotlights, bespoke fitted wardrobes, access to the kitchenette and en-suite and two Velux windows.

Kitchenette

6'9" x 3'11" (2.06m x 1.21m)

The kitchenette has fitted base units with worktops and a ceramic wash basin and a swan neck mixer tap and carpeted flooring.

En-Suite

8'8" x 6'2" (2.66m x 1.90m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, tiled walls and tiled flooring with underfloor heating.

OUTSIDE

Garage

19'10" x 18'5" (6.05m x 5.62m)

The garage has tiled flooring, courtesy lighting, power supply, a single door providing access to the side of the property and two electric doors.

Front

To the front of the property is a large block-paved driveway providing ample off-road parking, access to the double garage, an EV charging point, gated access to the rear garden, solar panels, a lawn and decorative stones.

Rear

To the rear is a private landscaped garden with three paved patio seating areas, a lawn, a pond, a wooden pergola, a summerhouse, a variety if established plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Heat Pump Air Source

Septic Tank – No

Broadband – Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G

Sewage – Serviced by a klargester

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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The approximate internal floor area of the property (excluding the garage) is around 387.83 square meters or 4,174.59 square feet.
Total Area: Approx. 421.64 sqm / 4,538.52 sqft (for guidance purposes only).

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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