



## Great North Road

Sutton-On-Trent, Newark, NG23 6PN

Offers over £475,000



Lydenhurst, embodies versatility and style in every aspect of its design. The moment you step through the entrance, you're greeted by an atmosphere that seamlessly blends modern elegance with practical functionality. The versatility of this home is further showcased in its array of flexible spaces / rooms. A home office / dog parlour custom built offers work from home opportunity.

In every detail, this house exudes versatility and style, offering a harmonious blend of form and function that is sure to impress even the most discerning homeowner.



**Description**

A stunning newly extended and renovated 3/4 double bedroom Dorma bungalow offering versatility and style throughout. This property really must be viewed to appreciate the accommodation on offer.

The property briefly comprises of ;

Entrance hallway, open plan kitchen, dining room, utility room, raised mezzanine lounge over looking the kitchen, 3/4 double bedrooms, two bathrooms, large frontage with private driveway and rear garden over looking the fields.

The property also benefits from a purpose built work from home reclaimed brick dog grooming parlour. Quality of finish is amazing.

**Property Approach**

The property is approached down a private driveway through an electric gated entrance set back off The Great North Road nicely secluded over looking the fields.

**Entrance Hall**

The property has a front facing entrance along with a side facing entrance into the hallway which has storage cupboards and benefits from the flooring having porcelain tiles with the luxury of under floor heating.

**Kitchen / Snug 19'8",16'4" (into recess 16'1" x 18'10" (6,50m (into recess 4.92m x 5.75m)**

Leading off the entrance hall into the kitchen / snug area the kitchen is part of an expansive open-plan living area, seamlessly blending with the dining and lounge spaces. Its layout emphasises functionality and sociability, allowing for easy interaction and movement between the open plan space. The show point of this room is the spiral staircase which is an architectural element that adds a unique and captivating feature to the room, it is a graceful helix, ascending in a smooth, continuous curve from one level to another. Its design is both elegant and efficient, utilising minimal floor space while providing access to different levels with style.

One side of the kitchen is adorned with a striking reclaimed brick feature wall, adding character and texture to the space. The bricks, weathered and aged over time, bring a sense of history and authenticity, creating a focal point that anchors the room and shows off the spiral staircase. The cabinetry consists of wall and base units in a neutral mushroom and sage tone, complementing sleek hardware offering ample storage space, durable quartz countertops encase the Belfast sink with a Quooker tap with the benefit of an island and a breakfast bar with a crafted solid Oak surface. Encased in the units is a dishwasher and microwave and freestanding space for a fridge / freezer and range cooker. The floor has porcelain flooring with the benefit of under floor heating. Upvc doors lead from the kitchen into the breakfast garden and conservatory.

**Utility Room 6'2" x 6'0" (1.90m x 1.85m)**

The utility room is typically situated off the kitchen, providing easy access while keeping mess and noise contained. It's designed with functionality in mind, featuring ample storage and workspace for efficient task completion and houses the heating and wet .

**Lounge 26'2" (into recess 16'0" ) x 21'7" (8.00m (into recess 4.90m ) x 6.60m)**

To reach the mezzanine floor which is currently used as a lounge the the use of the spiral staircase which offers elegant and an efficient way to traverse between the different level of the property having various views of the kitchen as you spiral round the wooden steps. Ample natural light floods the room through large Velux windows, enhancing the sense of openness and connectivity between the mezzanine floor and the lower level. Recessed lighting illuminate the lounge and play room area, creating a warm and inviting ambiance with engineered Oak flooring to the foot. To create further openness the room is edged with an Oak and glass balustrade for a decorative architectural element that adds beauty and safety enhancing the overall design and functionality of the lounge.

This room is currently used as the lounge however with the mezzanine floor it offers flexibility in its usage, adapting to the changing needs and preferences of the occupants over time. It can evolve from a, bedroom home office to a guest bedroom, a playroom for children, or a creative studio for artistic pursuits, making efficient use of vertical space.

**Master Bedroom & En Suite 26'2" x 15'5" (8.00m x 4.72m)**

The master bedroom is spacious and thoughtfully designed, providing ample room for relaxation and rejuvenation. It features a large front facing window with door that allows natural light to flood the room, creating a bright and airy atmosphere with recess mood lighting for the evening. The décor is sophisticated and refined, with a neutral colour palette with soft carpet which adds warmth and comfort underfoot.

The en suite bathroom is a luxurious sanctuary adjoining the master bedroom, seamlessly blending style and functionality. It features high-end fixtures and finishes, creating a spa-like ambiance for ultimate relaxation in the double walk in shower, pear shape sink encased in a vanity unit with a floating toilet, tiled walls, under floor heating, porcelain tiles and ladder towel rail. Off the en suite is a purposed built room originally built to house a sauna.

**Bedroom Two 11'11" x 11'7" (3.65m x 3.55m)**

The second bedroom is a doubled room with engineered Oak flooring and heating overlooking the front and rear garden with recess lighting.

**Bedroom Three 10'9" x 10'7" (3.28m x 3.25m)**

A double bedroom front facing with carpet, two double built in wardrobes and recess lighting and radiator.

**Bedroom 4 / Dining Room**

Off the kitchen there is the forth bedroom / dining room with porcelain flooring with a reclaimed brick built fire placed with an Oak mantle, stone hearth and recessed lighting. The room over looks the rear garden.

This property just keeps giving with the various options around how one occupies it. This room could be the lounge, allowing the current lounge be a stunning Dorma bedroom, or a dining room. Let you imagination run wild with this property.

**Family Bathroom 7'10" x 5'10" (2.40m x 1.80m)**

The bathroom comprises of part tiled walls, tiled flooring with a white three piece bathroom suite of a bath, hand basin and wc, with recessed lighting.

**Conservatory**

Built on a reclaimed dwarf brick wall with solid wood sills, Upvc frame over looks the rear garden, tiled floor and lighting.

**Work Building**

The reclaimed brick-built work-from-home separate building offers a dedicated and inspiring space for remote work currently used as a dog grooming parlour. The building is a reasonable size with heating, lighting and power and can adapted for the professionalism of a traditional office environment, beauty room, hair and nail bar.....again, let your imagination run free ! A great space for creativity, and work-life balance for the residents.

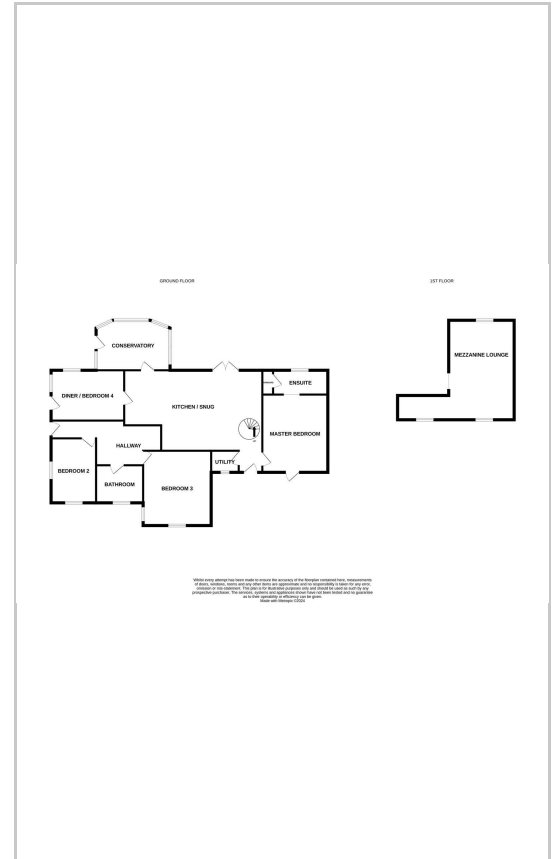
**Gardens**

To the front of the house the driveway can accommodate many vehicles with a grass area and established shrubs. A gated entrance leads into the side garden where a purpose made Astro turf large lawn has been laid for a play / pet area enclosed with a picket fence with a gate leading into the main garden over looking the fields with lawn, trees and shrubs. To the side of the conservatory is a private breakfast garden with a patio area for tables and chairs leading out from the kitchen.

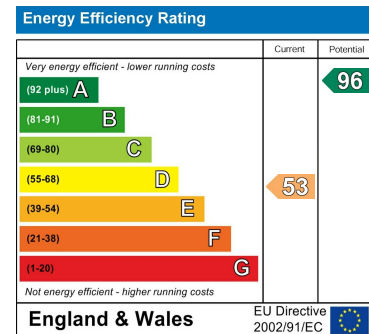
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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