



MULBERRY COTTAGE

STAYTHORPE ROAD AVERHAM NOTTINGHAMSHIRE NG23 5RA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



MULBERRY COTTAGE

Mulberry Cottage is a generously proportioned detached house of a 'one off' design with a number of rather special signature features and offers a first class family home, accessed through a secure gated entrance from a private drive located in a small Trent Valley village with direct and convenient access to Southwell and Newark amenities.

AVERHAM

Averham is a small relatively unspoilt village, with the Minster town of Southwell 5 miles to the south and the thriving market town of Newark on Trent 4 miles to the east.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent, offers a more extensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre and marina.

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

Nottingham (20 miles to the south) is accessed along the Trent Valley, and there is a direct rail service from Newark Castle station into Nottingham and Lincoln.

OFFERS IN EXCESS: £715,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Impressive Entrance Hall

4.50m x 2.80m (14'9" x 9'3")

An immediate indication of the high level of presentation and individual design of this spacious beautifully presented contemporary home...

A herringbone woodgrain effect floor finish in an eye-catching silvered finish extends through to the connecting dining kitchen and family room. High open vaulted ceiling rising into the main roof line creating a sense of scale and volume. Two flight balustraded staircase alighting to first floor landing gallery above. Sealed unit double glazed window to front aspect. Series of woodgrain light oak doors finished with brushed steel furniture.

Cloakroom WC

Partially tiled cloakroom with a contemporary suite comprising a washstand with rectangular wash basin and a cabinet drawer below, together with a low flush wc. Central heating manifold location.

Stunning Main Sitting Room

5.45m x 5.40m (17'9" x 17'9")

This well-appointed room features a magnificent media wall with a striking acoustic panelled oak finish incorporating room for a 75" flatscreen television. Superb, fitted landscape electric fire with illuminated log effect. Useful recess shelving and display cupboards. High open vaulted ceiling. Two large, sealed unit double glazed picture windows.

Study

2.80m x 2.50m (9'3" x 8'3")

Useful range of bespoke built in cupboards and shelving.

Family Room

5.15m x 3.85m (16'9" x 12'6")

Sealed unit double glazed picture window to rear garden. Recess down lighting. Oak double doors connecting to the kitchen-creating potential for a large open plan living space if required and ideal for larger gatherings and parties.

Stunning Open Plan Kitchen – Dining Room

– Day Room 7.25m x 5.15m (23'9" x 16'9")

Extensive range of high grade contemporary shaker design cabinets by Fine Finish of Bunny with polished chrome furniture complemented by high grade resin bonded working surfaces.

A long primary wall run incorporates a double Belfast sink unit with a chrome Quooker boiling tap, inline Siemens appliances comprise a double oven/grill, combination microwave and a warming-proving drawer, together with a Bosch full height larder fridge and a separate full height freezer, and a Bosch integrated automatic dishwasher.

Magnificent culinary island incorporating drawers on each side, a ceramic induction hob with down draft extraction and a corner four-person breakfast bar, having an attractive resin bonded countertop.

Large dresser unit in a separate wall run incorporating a fold away coffee station, useful open shelving and additional storage space and a fitted wine fridge.

Two sets of bifold doors open to the rear garden – patio area, ideal for outdoor recreation and BBQ-alfresco dining. Recessed ceiling lighting.



FIRST FLOOR

Superb main landing gallery having a partially vaulted ceiling line incorporating two Velux sealed unit double glazed roof lights. Doorway connecting to:

Stunning Primary Bedroom Suite

Private Landing

Dressing Room

2.45m x 1.30m (8'0" x 4'3")

Range of built in wardrobes and dressing table fixture by Fine Finish of Bunny. Velux sealed unit double glazed roof light.

Bedroom One

5.25m x 3.90m (17'3" x 12'9")

Reducing height ceiling lines. Two sealed unit double glazed dormer windows – fitted blinds. Comprehensive range of built in wardrobes by Fine Finish of Bunny.

Luxury En Suite Bathroom – Fully Tiled

High grade contemporary suite comprising a freestanding elliptical bath with black matt cascading pedestal tap – hand shower, corner shower cubicle with thermostatically controlled overhead shower and separate hand shower with glass enclosure, twin basin contemporary washstand with mirror cabinet fixture above and a low flush wc. High grade o floor and wall tiling. Graphite ladder towel rail.

Rear Bedroom Two

3.90m x 2.85m (12'9" x 9'3")

Sealed unit double glazed dormer window – fitted blinds. Recessed downlighting. Sloping ceiling lines.

Rear Bedroom Three

3.95m x 2.80m (13'0" x 9'3")

Sealed unit double glazed dormer window – fitted blinds.

Front Bedroom Four

3.45m x 3.05m (11'3" x 10'0")

Reducing sloping ceiling lines.

Sealed unit double glazed Velux roof light. Access to roof void.

Luxury House Bathroom – Fully Tiled

High grade contemporary suite featuring an elliptical freestanding bath, pedestal matt black cascading tap/hand shower, recessed shower cubicle with thermostatically controlled chrome overhead rain shower and separate hand shower, recessed contemporary wash stand with mirror light cabinet fixture above and a low flush wc. Graphite towel rail/radiator.



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GARDENS AND GARAGING

Mulberry Cottage is approached from a shared private access road through a secure gated entrance with automatic control and video link. There are extensive landscaped front side and rear level gardens set predominately to lawn relieved by ornamental tree planning which is now becoming well established.

Attractive granite effect threshold – front pathway. A rear garden patio offers a pleasant alfresco dining – BBQ area.

The tarmacadam drive provides car standing and access to the double garage.

Front Arched Veranda

The design of Mulberry Cottage is such that it features a series of open archways to the front elevation which serve to provide a pleasant, sheltered veranda-informal covered seating area.

Integral Double Garage

5.90m x 5.30m (19'3" x 17'3")

The garage houses the plant facility for hot water serving the property and comprises a Daikin wall mounted gas fired boiler, complemented by a pressurised hot water cylinder. The heating system circulates to the underfloor heating at ground floor level and to radiators at first floor level. Electrically operated rolling up and over access door.

Structural Warranty

There is an unexpired 10-year structural warranty.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All main services are available. Gas fired central heating circulating to underfloor at ground level and to radiators at first floor level. Security system with audio/video gated entrance and CCTV security control. Network cabling system culminating in the garage.

Outside security – courtesy lighting.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 3 Mbps

Superfast 78 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ● Three - X

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band G

Newark & Sherwood District Council

Castle House

Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

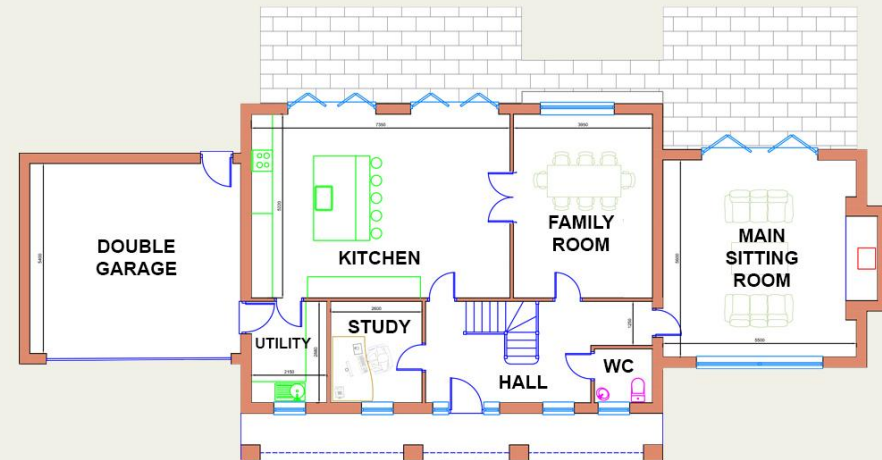
www.newark-sherwooddc.gov.uk

Tel: 01636 650 000

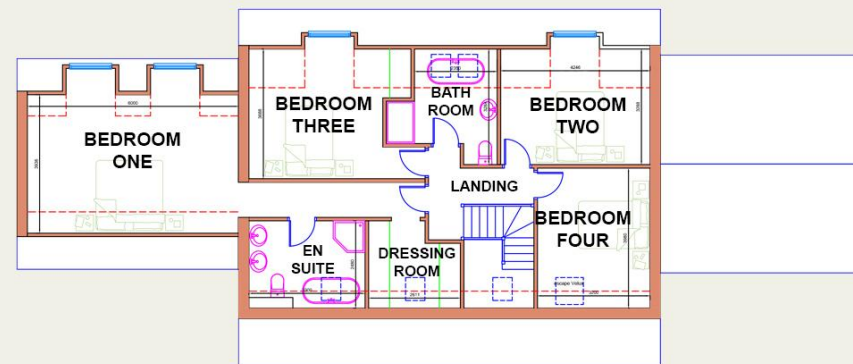
VIEWING ARRANGEMENTS

If you are interested in Mulberry Cottage and would like to arrange a viewing, please contact us on 01636 815544

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GROUND FLOOR



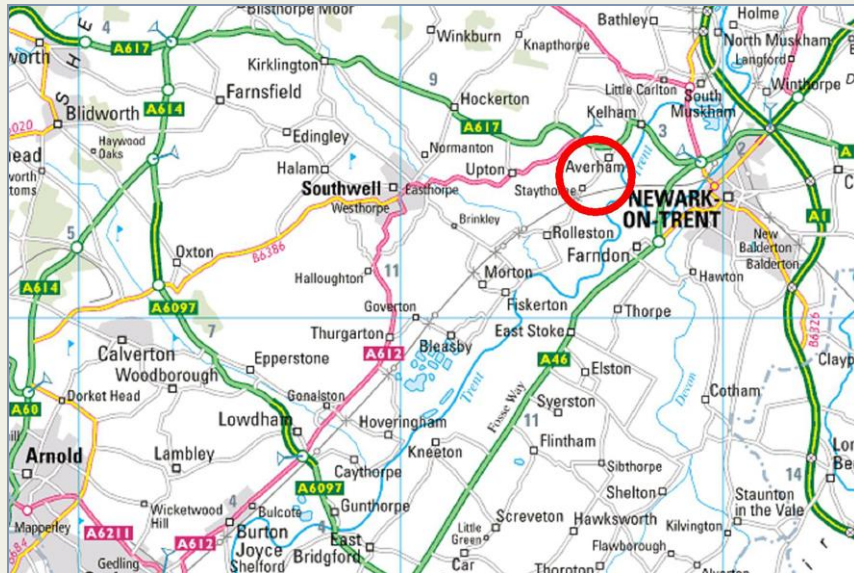
FIRST FLOOR

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MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9232-7233-0000-0405-4296

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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