



Gorse House, 2 Gorse View Staythorpe Road, Rolleston,
Nottingham, NG23 5SA
£574,950



Kirkland & Lane
SOLICITORS & ESTATE AGENTS

* Absolutely Must Be Viewed! * A Superb Detached Family Home in a Truly Envidable Setting. Approx 3/4 Acre Plot with Wonderful Open Views. Quiet Cul-De-Sac. Benefits: Hugely Impressive Family Dining Kitchen. Stunning Master Bedroom Suite. 4 Double Beds, 3 Bath or Shower Rooms. Double Garage.

Gorse House Is a well kept secret, built in 2006 for the current owners the property is secreted away at the end of a select development of just three similar high quality dwellings. The property offers a truly wonderful combination of space, quality, plot size and setting. Standing on approximately 3/4 of an acre the property adjoins open fields to its east and rear elevations. It benefits further from a very sunny, southerly aspect. It is a home that simply has to be viewed to appreciate all that it has to offer.

Such is the desirability of that we defy any discerning purchaser not to be impressed once they have seen it for themselves. The accommodation is appointed to a high standard with quality fixtures and fittings. The family dining kitchen has space for a seating area or office space as well as dining space and a high quality fitted kitchen with built in appliances. Typical of the space on offer at the property is the utility room which is over 18ft long! The property has been extended to offer a splendid garden room with vaulted ceiling and lovely rear aspect over the expansive lawned gardens, as well as an extension to the already sizeable sitting room with its gorgeous inglenook style fireplace. Another hugely impressive feature is the Master Bedroom suite a truly capacious bedroom as well as having a most stylish recently re-fitted en-suite shower room. Rolleston is a pleasant village 3 miles from Southwell. Southwell offers excellent shopping facilities and amenities with a range of local independent retailers and some national ones too including a supermarket. Newark is only 5 miles away and has a regular rail service to London Kings Cross. Call 01636 813128.



Entrance hall

1.83m'3.05m x 2.44m'0.30m (6'10 x 8'1)

A hard wood effect composite entrance door with double glazed inserts providing light and access through to the entrance hall. PVCu double glazed window to side, ceramic tiled floor finish, radiator, coving to ceiling, stairs to first floor and door to ground floor WC.

Ground floor WC

1.22m'0.00m x 1.83m'3.35m (4'0 x 6'11)

Generously proportioned ground floor WC with continuation of ceramic tiled floor from the hallway, radiator, wash hand basin with tumbled marble splash back tiling and extractor fan to ceiling.

Sitting room

An unusually large and very attractive principal reception room extended to the rear. The room has an abundance of natural light with double glazed windows to three elevations with a bay window to the front. The room also has a feature fireplace with rustic brick hearth and surround inset with a solid oak mantle. The fire place having an inset free standing coal solid fuel effect burner which is gas coal effect burner the room has a lovely mellow oak strip floor finish, there are three central heating radiators, coving to ceiling, telephone point, wall lighting points and double doors leading through to the garden room which stands adjacent to the kitchen.

Returning to the entrance hall, double doors open into the family dining kitchen.

Family dining/kitchen

5.18m'0.91m x 2.74m'3.05m (17'3 x 9'10)

This room again is generously proportioned and a perfect and enviable hub to any family home, ample space for a family to dine in comfort as well as seating and or work space leading then to the well fitted kitchen. The dining section having a double glazed bay window to the front elevation, two central heating radiators, wall lighting points and ceramic tiled floor which is continued throughout the rest of the living space.

The kitchen being well fitted with a traditional range of solid oak fronted units to both base and eye level. The base level units being surmounted by a high quality work top and having built in appliances including a Bosch double oven and grill, above that is a touchmatic four ring Neff hob and over this in turn a chimney style fan hood with glass canopy. Also built in is a fully integrated dish washer, an inset acrylic sink unit with one and a half bowls and mixer tap, complimentary splash back tiling, down lighters inset to ceiling, pelmet down lighters over work surfaces, space for American style fridge freezer with pull out racked shelving. Telephone intercom for secure access to the property and archway leading into the garden room.

Garden room

2.74m'0.00m x 5.18m'1.22m (9'0 x 17'4)

Once again the garden room has a ceramic tiled floor finish and an abundance of natural light entering through French doors with large double glazed windows to either side of the doors which both provide access to and a delightful view over the lovely rear garden and the open country side beyond. The room also has double glazed window to side, two skylight windows and double glazed double doors leading through to the sitting room. The room also has two central heating radiators.

Utility

5.49m'0.61m x 1.52m'2.44m (18'2 x 5'8)

An unusually large and extremely practical utility room again having a continuation of the ceramic tiled floor finish through from the kitchen which is the most aesthetically pleasing and practical. The utility is fitted in a style to match the kitchen once again having a mix of both base and eye level storage units with oak fronted doors. Plumbing for automatic washing machine, space for tumble dryer, inset stainless steel sink unit with mixer tap and double glazed window overlooking the patio seating area and rear garden. Radiator and door to garage.

Garage

6.10m'2.13m x 5.49m'1.22m (20'7 x 18'4)

A well-proportioned double garage with two, independent roller shutter doors. The garage also has radiator, ample power points, lighting, storage cupboard and a wall mounted boiler. Base and eye level fitted storage units with work surface and trip system consumer unit.

Returning to the entrance hall, stairs rise off to the first floor.

First floor landing

4.88m'0.00m x 1.83m'2.74m (16'0 x 6'9)

An attractive and spacious landing with double glazed window to the front elevation, radiator, loft hatch with pull down ladder leading up to a fully bordered and insulated loft space with two skylight windows, loft box for convenient coaxial TV viewing and data input box feeding the various rooms with data points.

Door from landing leads to corridor (3'2 x 11'2) which then approaches the master bedroom suite with down lighters inset to ceiling, power point then opening out into the gorgeous master bedroom.

Master bedroom suite

5.49m'0.61m x 6.40m'0.00m (18'2 x 21'0)

This particularly impressive master suite has the large double bedroom with his and hers linen in walk in wardrobes and en suite shower room. The bedroom having the benefit of a delightful elevated aspect over the large rear garden and the gently rolling countryside beyond. The bedroom also has, TV aerial point, telephone point and power points.

En suite

2.44m'1.52m x 1.52m'1.22m (8'5 x 5'4)

Recently re fitted en suite shower room with double width shower with screen, fixed drench head over and flexible shower head to side and fitted glass shelving, extractor fan, down lighters inset to ceiling, contemporary floating wash hand basin with vanity storage unit beneath, close coupled WC, wall mounted mirror fronted vanity unit with built in vanity lighting, obscure glazed doubled glazed window to the front elevation, fully tiled walls and floor. Vertically mounted heated towel rail/radiator.

Bedroom 2

3.66m'1.52m x 2.74m'3.35m (12'5 x 9'11)

Which comprises a good size double bedroom again taking advantage of the delightful rear aspect with double glazed window to the rear. The room also has a radiator and door to en suite shower room.

En suite shower room

1.83m'2.74m x 1.83m'1.83m (6'9 x 6'6)

Well fitted with a three piece suite comprising corner shower cubical with extractor fan over, close coupled WC, pedestal wash hand basin, ceramic tiled floor finish, part tiled walls, obscure glazed double glazed window to rear, down lighters inset to ceiling, radiator and electric shaver socket. Vanity mirror with inset lighting.

Bedroom 3

3.96m'0.30m x 2.74m'2.44m (13'1 x 9'8)

Good sized double bedroom with double glazed window to the front elevation with radiator, telephone point and TV aerial point.

Bedroom 4

3.96m'0.91m x 2.74m'2.74m (13'3 x 9'9)

Once again, a well-proportioned double bedroom with radiator, TV aerial point, power points and data point. The room having a double glazed window to the rear, taking in the delightful aspect of the garden.

Family bathroom

3.05m'0.00m x 3.05m'0.61m (10'0 x 10'2)

Spacious and very attractively fitted four piece suite comprising shower cubical, double ended bath, pedestal wash hand basin, close coupled WC, radiator, obscure glazed double glazed window to front, extractor fan to ceiling, electric shaver socket, wall mounted vanity mirror with lighting, tiled floor, half tiled walls and matching tiling to bath side. Door to airing cupboard with radiator and fitted slatted shelving.

Outside

The property is approached by turning in adjacent to the pub. The property is then reached by crossing the car park to Gorse view which has gated access opening to the small cul de sac to which Gorse view is the last house on the cul de sac and having the benefit of nobody else passing the property. The property has a part tarmac and part block paved frontage with ample off road parking which continues around to the far side of the property there is also access to the integral double garage to the right hand side there is gated access to the ladder store with further access then to the rear garden. To the left hand side of the property the block paved driveway continues returning to the side of the house providing an additional off road parking space and having double timber gates opening to the rear with an additional hard standing space this then giving way to a shrubbery and the adjacent patio with a southerly aspect and sheltered seating area with outside tap, external

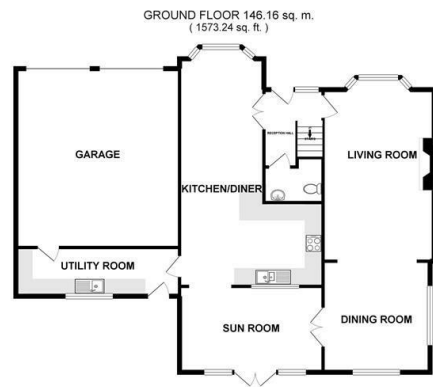
power point, security lighting and an arrange of flowering plants and shrubs. The patio and shrubbery then giving way to the wonderful lawned rear garden which is dispersed with a number of maturing trees. The garden is fully enclosed by hedging and would be an absolutely ideal area for the keen gardener and or children bordered by open farm land. The garden extends around to the eastern side of the property opening up to an additional informal garden and vegetable patch with a secure metal storage container, potential hard standing for caravans, polly tunnel, fruit and veg patch.

Further Information

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order. Nothing therein shall be a warranty or condition and neither the Vendor nor ourselves will be liable to the Purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the Vendor, his servants or agents or otherwise. TENURE - The property is: Freehold COUNCIL TAX BAND: F - EPC RATING: c 75 - SERVICES: All mains services are connected to the property. VIEWING:By telephone appointment with Kirkland & Lane Property on 01636 813128 or sales@kirklandlaneproperty.com







TOTAL FLOOR AREA: 258.93 sq. m. (2787.11 sq. ft.) approx.
*While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, solicitor and valuer shall have no liability to the seller or the estate agent. Made with Metreplan (©2019)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	69	77
EU Directive 2002/91/EC		



North Muskham Prebend, Church Street, Southwell, Nottinghamshire NG25 0HQ
Telephone: Southwell (01636) 813128
E-Mail: sales@kirklandlaneproperty.com
Website: www.kirklandlaneproperty.com