



Ash Tree House Hawksworth Road,
Screveton, Nottinghamshire, NG13 8JP

£1,050,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A stunning individual detached spacious home completed by a highly regarded local developer in 2023 and finished to a high specification, with a great deal of thought and attention to detail and offering an excellent level of accommodation in the region of 2,700 sq ft.

This unique home offers a well thought out and interesting design offering accommodation over two floors, with up to four double bedrooms, two with ensuites, but with the option of a ground floor master suite which will allow the property to be utilised as single storey living if required. The ground floor boasts three reception areas with both living room and study, and there is no doubt that the heart of the home will become its beautifully appointed and spacious open plan living/dining kitchen with an impressive part vaulted ceiling, flooded with light and benefitting from windows to two elevations including bi-fold doors leading out into the westerly garden. The kitchen has a generous range of contemporary units and high specification appliances, granite work surfaces and central island unit. In addition, leading off the kitchen is a well proportioned utility room and separate cloakroom all leading from the stunning central hallway with part vaulted ceiling and contemporary staircase rising to the first floor. The first floor landing offers a good level of integrated storage and leads to three double bedrooms, with the master having ensuite shower room. and the separate family bathroom.

The property offers an attractive brick elevation beneath a pantiled roof, with double fronted facade, and central oak porch leading through into the more contemporary interior. Positioned on a generous plot in the region of 0.25 acre, the gardens run to three sides, with the main garden on the westerly side of the property linking back into the living area of the kitchen creating an excellent outdoor entertaining space.

The property is approached via an initial shared driveway, shared with only one other dwelling, with attractive wrought iron and post and rail frontage, sweeping onto a substantial stone chipping driveway and leading to an oversized double garage providing an excellent level of secure parking or workshop space.

As well as the high specification that this developer always provides, this property also offers integrated solar panels which have been recently upgraded to benefit from the installation of two batteries. The property also benefits from an air heat source pump and underfloor heating to the ground floor, sealed unit double glazed windows and fitted alarm system. The property is tastefully decorated throughout and is offered to the market with no upward chain.

The property lies at the heart of this pretty and well regarded village with viewing coming highly recommended to appreciate both the location and accommodation on offer.

Screveton is located just off the A46 between the market towns of Bingham and Newark with good road access to the A52, A1 and M1 and from Newark Northgate trains to London in just over an hour. Amenities are available in the nearby market towns of Bingham and Newark with well regarded primary schools in the adjacent villages of Flintham and East Bridgford and within the catchment area for Toothill School.

ATTRACTIVE OAK FRAMED TRADITIONAL OPEN FRONTED PORCH WITH FLAGGED STEP LEADS TO A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADING THROUGH INTO AN IMPRESSIVE;

ENTRANCE HALL

20'9 x 13'10 (6.32m x 4.22m)



A stunning initial entrance reception of generous proportions, with the focal point being an attractive contemporary style glass oak balustrade dog leg staircase rising to the first floor, with part vaulted ceiling and inset skylights, attractive tiled floor, built-in cloaks cupboard which also houses the under floor heating manifolds.

Further oak internal doors lead to;

SITTING ROOM

17'1 x 14'9 (5.21m x 4.50m)



An attractive dual aspect reception with double glazed window to the front and side, focal point being chimney breast with exposed brick fireplace, granite hearth and inset solid fuel stove, timber mantle over.

LIVING/DINING KITCHEN

30'10 x 17'9 (9.40m x 5.41m)



A truly stunning light and airy space flooded with light and benefitting from a window to the front and two runs of bi-fold double glazed doors leading out onto the westerly facing garden, with inset skylights into a vaulted ceiling with exposed purlins.



This space is of generous proportions, large enough to accommodate both living and dining area, and which in turn is open plan to the;

KITCHEN



Fitted with a generous range of shaker style units, finished in Heritage style colours, marble work surfaces, complemented by a central island unit providing storage and breakfast bar for informal dining, high quality integrated appliances including Siemens ceramic induction hob, Siemens fan assisted oven, combination microwave with warming drawer beneath, dishwasher, full height fridge freezer, recycling drawer, undermounted stainless

steel bowl and sink unit with chrome swan neck mixer tap, tiled floor. The vaulted ceiling has exposed purlins and inset skylights and aspect into the front and side garden.



A further door leads through into a;

UTILITY/BOOT ROOM

14'2 x 7'9 (4.32m x 2.36m)



A well proportioned space fitted with wall and base units, complementing the main kitchen, marble work surface with inset stainless steel sink and drainer unit with chrome mixer tap, plumbing for washing machine, space for further free standing appliance, tiled floor, exterior door.

Further door leading into the;

PLANT ROOM

7'9 x 3'1 (2.36m x 0.94m)

Housing pressurised hot water system, solar panel control unit, consumer unit.

RETURNING TO THE MAIN ENTRANCE HALL, FURTHER DOORS LEAD TO;

STUDY

10'4 x 11'9 (3.15m x 3.58m)



Ideal as home office particularly with today's way of working, but alternatively would be large enough to create an additional snug/reception or even further ground floor bedroom. Having double glazed window to the southerly aspect.

GROUND FLOOR BEDROOM

16'0 x 14'1 (4.88m x 4.29m)



A good sized double bedroom benefitting from ensuite facilities, flooded with light from its southerly aspect, double glazed window.



Further door leading to;

ENSUITE SHOWER ROOM

11'7 x 5'4 (3.53m x 1.63m)



Beautifully appointed with a contemporary suite comprising double width shower enclosure with glass screen, wall mounted shower mixer with independent handset and rose over, close coupled WC, vanity unit with inset wash basin with chrome mixer tap, tiled floor, contemporary towel radiator, inset downlights to the ceiling, double glazed window.

CLOAKROOM

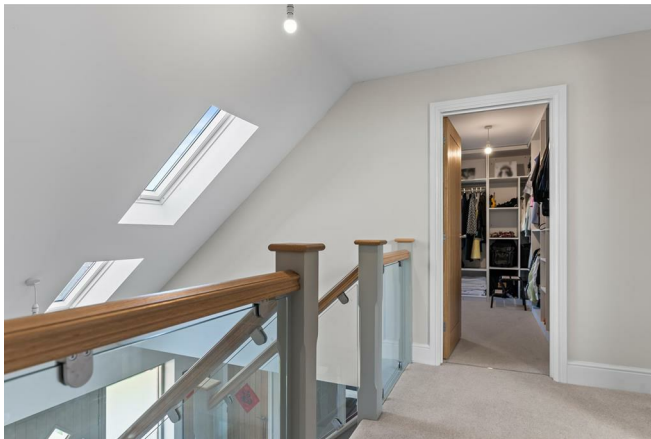
11'10 x 4'7 (3.61m x 1.40m)



Having ample room for cloaks hanging space, two piece suite comprising of close coupled WC, wall mounted vanity unit with inset wash basin and chrome mixer tap, tiled floor, double glazed window.

RETURNING TO THE MAIN ENTRANCE HALL, AN ATTRACTIVE CONTEMPORARY STAIRCASE WITH GLASS BALUSTRADE RISES TO THE;

FIRST FLOOR LANDING



An L-shaped landing offering an excellent level of storage, with large walk-through built-in cupboard with two pairs

of oak doors, central heating radiator, two velux skylight and part pitched ceiling.

Further doors leading to;

BEDROOM 1

20'10 x 17'7 max (6.35m x 5.36m max)



A generous L-shaped double bedroom benefitting from a dual aspect as well as ensuite facilities, having part pitched ceiling with skylight to the side, double glazed window to the westerly aspect across the garden, central heating radiator.



Further door leading to;

ENSUITE SHOWER ROOM

8'0 x 5'2 (2.44m x 1.57m)



Having contemporary suite comprising of double width shower enclosure with glass screen, wall mounted shower mixer with independent handset and rose over, close coupled WC, vanity unit with wash basin and chrome mixer tap, tiled floor, contemporary towel radiator, part pitched ceiling with inset skylight.

BEDROOM 2

17'4 x 11'7 (5.28m x 3.53m)



A double bedroom having attractive part pitched ceiling with inset skylights, central heating radiator.



BEDROOM 3

11'11 x 11'3 (3.63m x 3.43m)

A double bedroom with part pitched ceiling with inset skylight, central heating radiator.

BATH/SHOWER ROOM

8'0 max x 7'4 (2.44m max x 2.24m)



Tastefully appointed with a contemporary suite comprising of large double ended bath with centrally mounted chrome mixer tap, separate quadrant shower enclosure with curved sliding double doors, wall mounted shower mixer with independent handset and rainwater rose over, close

coupled WC, vanity unit with inset wash basin with chrome mixer tap, fully tiled floor, contemporary towel radiator, part pitched ceiling with inset skylight.



EXTERIOR



This stunning individual home occupies a deceptive corner plot lying in the region of quarter of an acre, right at the heart of this highly regarded village, with the main gardens lying to the front and side with a westerly aspect, approached from an initial shared driveway entrance, shared with only one other dwelling, with wrought iron railings and leading to the private garden of Ash Tree House having a double fieldgate access onto a substantial

stone chipping driveway providing a considerable level of off road parking, bordered by post and rail fencing.



DOUBLE GARAGE

18'2 x 22'0 (5.54m x 6.71m)



Completed in a barn style with feather edge board panelling, pantiled roof, twin electric up and over sectional doors with large openings, large enough to accommodate most SUV's, power and light, battery installation, pitched roof with potential storage in the eaves, courtesy door to the side.

GARDENS



The front garden is set back from the lane behind an attractive hedge, with mainly lawned garden with perimeter borders and flagged pathway leading to the front

door. The main garden lies to the westerly side of the property and have been recently turfed and are enclosed by feather edge board and post and rail fencing, with attractive laurel hedging which is already starting to provide a screen, large flagged terrace with blockset edging which links back into the kitchen and living area via bi-fold doors. To the south side of the property is pedestrian access and a gravelled area providing additional outdoor space.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E

TENURE

Freehold

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

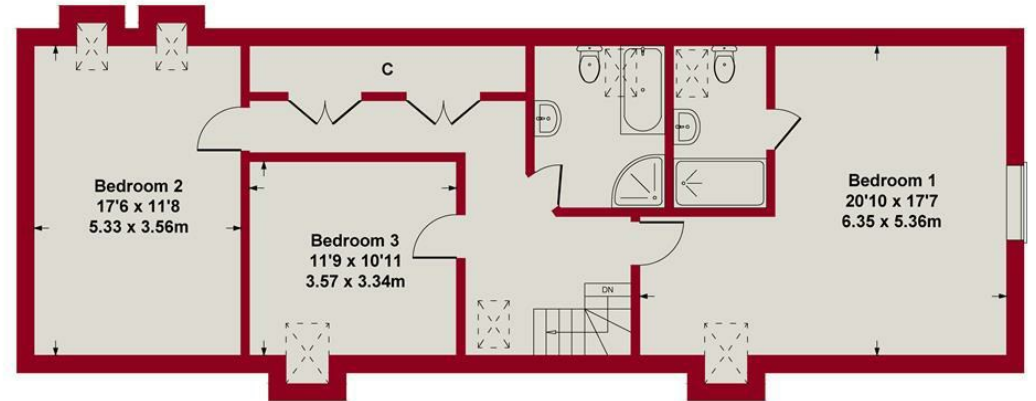
ADDITIONAL NOTES

We are informed the property is on mains electric, drainage and water. Heating is via air heat source pump, with the property also benefiting from solar installation, with battery storage (information taken from Energy performance certificate and/or vendor).

Approximate Gross Internal Area
2895 sq ft - 269 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Produced by Potterplans Ltd. 2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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		EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers