



**14 Manor Close, Bleasby, Nottingham,
Nottinghamshire, NG14 7GE**

£575,000

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

- Spacious Detached Bungalow
- Large Lounge/ Diner
- 3 Bedrooms with Wardrobes
- Hallway with Storage
- Driveway and Garage
- Approximately 1400 Sq Ft
- Superb Open Plan Living Kitchen
- Modern Bathroom and En Suite
- Delightful 0.18 Acre Plot
- Backing onto Fields

A superb opportunity to purchase a spacious and superbly appointed detached bungalow, offering an excellent level of accommodation extending to approximately 1400 square feet and occupying a prime cul de sac setting, with open views to the rear.

Internally, the accommodation is well presented throughout and includes an entrance hall with useful storage, a large lounge diner with feature log burner and double doors into a fantastic open plan style living kitchen. The living kitchen benefits from an extensive range of integrated appliances and has French doors onto the rear garden plus attractive fitted cabinets topped with granite worktops.

All 3 bedrooms have useful fitted wardrobes, there is a modern en suite to the main bedrooms as well as a superbly appointed 4-piece bathroom with both shower enclosure and dual ended bath.

The plot is a particular feature of the property and includes generous driveway parking to the front of the single garage and a delightful rear garden with generous lawns and patio seating areas.

Viewing comes highly recommended to appreciate the generous proportions and superb position of this attractive detached bungalow.

ACCOMMODATION

A composite entrance door with decorative glazed panels leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, central heating radiator, security alarm control panel and sensor, spotlights to the ceiling, central heating thermostat, access to the loft space and a useful built-in double storage cupboard. A door leads into the lounge/diner.

LOUNGE DINER

A spacious lounge diner with two central heating radiators, a uPVC double glazed window overlooking the front garden and a feature chimney breast with raised slate tiled hearth housing a floor-standing cast iron log burner. Glazed double doors lead into the living style dining kitchen.

LIVING STYLE DINING KITCHEN

A fantastic space at the rear of the property, an extension providing a large and versatile room

with uPVC double glazed French doors onto the rear gardens, window to the side and a further uPVC double glazed door to the side. There is laminate flooring, spotlights to the ceiling, three central heating radiators and the kitchen area is fitted with a range of cream fronted base and wall cabinets with granite worktops and upstands, an under-mounted one and a half bowl stainless steel sink with swan neck mixer tap and drainer grooves to the side. Integrated Indesit dishwasher, integrated washing machine, a double oven by Bosch with a five burner gas hob, a Hotpoint chimney style extractor hood over and an integrated refrigerator with three drawer freezer below.

BEDROOM ONE

A large bedroom suite with a dressing area containing two useful fitted wardrobes and having a central heating radiator and a uPVC double glazed window to the rear aspect. The dressing area opens into the bedroom space which has a central heating radiator and a uPVC double glazed picture window to the gardens,

EN-SUITE SHOWER ROOM

Superbly fitted with a modern suite including a large vanity wash basin with storage cupboards and drawers below, a dual flush toilet and a shower enclosure with glazed sliding doors and mains fed shower. Fully tiled walls, tiled flooring, electric shaver point, extractor fan and spotlights to the ceiling, chrome towel radiator and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

A spacious double bedroom with a central heating radiator, uPVC double glazed window to the front aspect and a large fitted wardrobe with sliding doors.

BEDROOM THREE

With a central heating radiator, uPVC double glazed window to the front aspect, a range of fitted bookcases and a fitted double wardrobe with sliding doors.

MAIN BATHROOM

Superbly fitted with a four piece suite including vanity wash basin with mixer tap and cupboards below, a dual flush toilet, a quadrant shower enclosure with glazed sliding screens and a mains fed shower plus a dual ended bath with central mixer tap and pop-up waste. Fully tiled walls, tiled flooring with underfloor heating, a chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & GARAGING

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A double width gravelled driveway at the front of the property provides off street parking for several vehicles and in turn leads to the garage.

GARDENS

The property occupies a delightful and mature plot extending to approximately 0,18 acres with a block paved pathway leading from the front of the plot and to the front door. The rear

garden is a particular feature of the property, bordering open fields, and including paved patio areas and a sweeping level lawn interspersed with a variety of plants, trees and shrubs, all enclosed with a combination of hedgerows and timber panelled fencing.

COUNCIL TAX BAND

The property is registered as council tax band E

BLEASBY

Bleasby is a very well regarded commuter village with a popular primary school, village pub and a railway station with direct trains to Nottingham.

The Minster Town of Southwell is approximately 4 miles to the North by road whilst a good train service runs to London from Newark Station which is approximately 9 miles away.



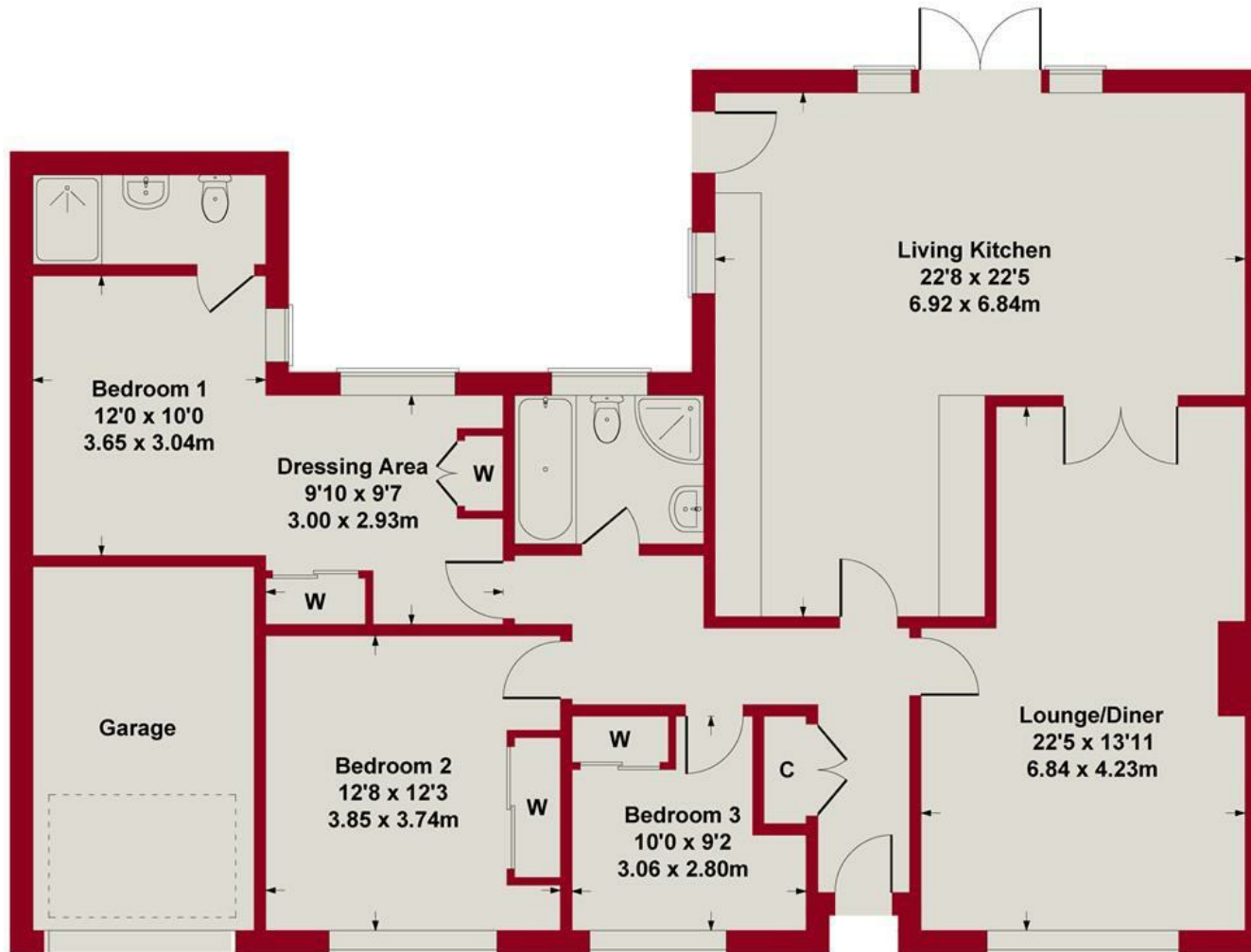








**Approximate Gross Internal Area
1572 sq ft - 146 sq m**



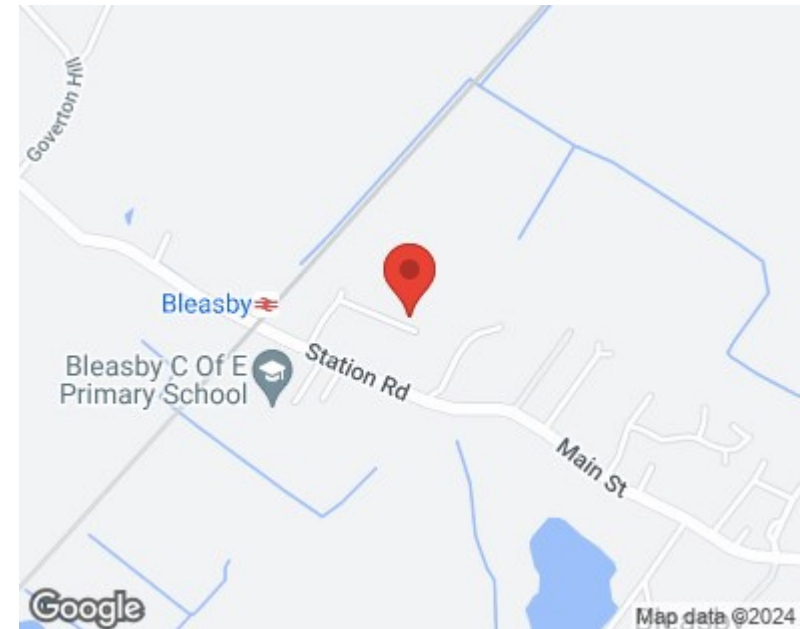
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
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		
EU Directive 2002/91/EC		



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