



**31 Caythorpe Road, Caythorpe, Nottingham,
NG14 7DZ**

Guide Price £845,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Stunning Detached Home
- Mature 0,2 Acre Plot
- Lounge, Garden Room, Office/Snug
- 5 Double Bedrooms
- Driveway and Double Garage
- Beautifully Appointed Throughout
- Large Bespoke Dining Kitchen
- Utility room, GF W/C
- 4 Bath/Shower Rooms
- Highly Popular Village Location

We have great pleasure in bringing to the market this stunning detached home offering an excellent level of accommodation extending to around 2,740 square feet and occupying a generous and mature plot of approximately 0.2 acres.

The property is beautifully presented throughout, constructed c. 2002 and further enhanced in more recent years with the addition of a superb bespoke dining kitchen with solid oak units, granite worktops and a large island unit, no doubt the hub of any home.

Ideal for families, the property offers a versatile range of accommodation including a fantastic entrance hall with oak staircase leading to the galleried landing, a home office or snug and a large twin aspect lounge with feature Stonebridge fireplace and French doors onto the rear garden.

The large open plan dining kitchen is simple stunning, with plenty of space for everyday living & entertaining and being open plan to a large garden room with lovely views across the rear gardens.

From the 1st floor gallery landing the property offers a modern contemporary style bathroom alongside 4 generous double bedrooms, all with built-in wardrobes and 2 with well-appointed en-suite facilities. The 5th double bedroom has an adjoining shower room and offers a useful annexe style arrangement, situated over the double garage and providing a self contained space for teenagers or visiting guests.

The plot is a particular feature of the property, with electric gates opening onto extensive block paved driveway and then the double garage whilst the delightful landscaped rear garden enjoys paved patios, a sweeping lawn and backs onto fields to the rear.

Viewing comes highly recommended.

ACCOMMODATION

An open fronted canopy style entrance porch of brick and tile leads via a part glazed door into the reception hall.

RECEPTION HALL

A spacious and welcoming reception hall with attractive herringbone Amtico flooring and an oak staircase leading to the first floor galleried landing. There is decorative coving to the ceiling, two central heating radiators and thermostat, two uPVC double glazed windows to the front elevation and doors off to rooms including a door into the lounge.

LOUNGE

A fantastic dual aspect reception room with two central heating radiators, decorative coving and spotlights to the ceiling, a uPVC double glazed bay window to the front aspect and uPVC double glazed French doors leading onto the rear garden. The focal point of the room is a feature Stonebridge fireplace housing a cast fire with gas burner.

OPEN PLAN LIVING STYLE DINING KITCHEN

A fantastic open plan space across the rear of the property with Amtico flooring throughout and separated into two distinct areas including a sitting and dining space with spotlights to the ceiling and decorative coving plus a central heating radiator.

The kitchen is fitted with a superb range of bespoke solid oak units including cupboards and deep pan drawers, quality granite worktops and a double Belfast sink with a Quooker tap. There is a large island unit housing the Bosch induction hob with ceiling mounted extractor fan above, a built-in double oven with a microwave above, both by Bosch, integrated fridge freezer plus a dishwasher by Smeg. There are uPVC double glazed windows to the side and rear aspect, a wall mounted contemporary style vertical radiator in white and a door into the utility.

UTILITY

A useful utility space fitted with a range of contemporary style white fronted handleless units and an inset stainless steel sink with mixer tap. There is space beneath the worktop for appliances including plumbing for a washing machine then Amtico flooring, a central heating radiator, coving, spotlights and extractor fan to the ceiling plus a uPVC double glazed window and a part glazed door to the side aspect. A Vaillant central heating boiler (c. 2021) is concealed within one of the units.

GARDEN ROOM

A superb addition to the rear of the property. A triple aspect room with uPVC double glazed windows to both sides and to the rear providing a lovely aspect over the rear garden. There is Versace tiled flooring with underfloor electric heating plus a central heating radiator, recessed spotlights, a feature vaulted ceiling and double glazed French doors leading onto the rear garden.

OFFICE/ SNUG

A versatile room with Amtico flooring, coved ceiling and spotlights and uPVC double glazed windows to 2 aspects.

GROUND FLOOR CLOAKROOM

A large ground floor cloaks/wc with Amtico flooring and fitted with a cloakroom vanity suite in Walnut finish with inset Sottini wash basin and mixer tap and a concealed cistern toilet with chrome flush plate. There is central heating radiator, tiling for splashbacks, a uPVC double glazed obscured window to the side aspect, coving and spotlights to the ceiling, two consumer units and a built-in coats cupboard with hanging rail.

FIRST FLOOR GALLERIED LANDING

A large galleried landing with decorative coving to the ceiling, a central heating radiator, access hatch to the roof space, a uPVC double glazed window to the front aspect and an airing cupboard housing the Megaflo Heatrae Sadia hot water cylinder.

BEDROOM ONE

A generous principal bedroom with spotlights and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and two useful built-in double wardrobes with hanging rails and shelving.

EN-SUITE BATHROOM

A spacious four piece en-suite bathroom fitted in white with a close coupled toilet, a pedestal wash basin with mixer tap, a double ended freestanding bath with hot and cold taps and a generous shower enclosure with glazed folding doors and mains fed rainfall shower. There is tiling to the walls and the floor, a central heating radiator, extractor fan and spotlights to the ceiling and a uPVC double glazed obscured window to the side aspect.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, spotlights and coving to the ceiling, a uPVC double glazed window to the rear aspect, a built-in double wardrobe with hanging rail and shelving and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with mixer tap and a shower enclosure with glazed folding doors and mains fed shower. There are spotlights to the ceiling, an extractor fan, a central heating radiator, mosaic style tiling to the walls and a uPVC double glazed obscured window to the rear aspect.

BEDROOM THREE

A double bedroom with a central heating radiator, spotlights and coving to the ceiling, a uPVC double glazed window to the rear aspect and two useful built-in double wardrobes with hanging rail and shelving.

BEDROOM FOUR

This fourth double bedroom has a central heating radiator, a uPVC double glazed window to the front aspect, coving and spotlights to the ceiling plus two useful built-in double wardrobes.

FAMILY BATHROOM

Superbly fitted with a contemporary three piece suite including a back-to-wall concealed cistern toilet with chrome flush plate, a floating vanity wash basin with mixer tap and a deep fill bath with pop-up waste, mixer tap and mains fed shower over with glazed shower screen. The walls and floor are fully tiled, there is a chrome towel radiator, spotlights and an extractor fan to the ceiling plus a uPVC double glazed obscured window to the side aspect.

ANNEXE/BEDROOM FIVE

A superb double bedroom with feature porthole window to the front gable, two further Velux skylights and two central heating radiators.

SHOWER ROOM

Fitted in white with a close coupled toilet, a wash basin with cold tap and tiled splashbacks and a shower enclosure with glazed sliding doors and Triton electric shower. There is tiling for splashbacks plus spotlights to the ceiling, an extractor fan and a chrome towel radiator.

DRIVEWAY PARKING & GARAGING

An electric gate and pillared entrance leads onto an attractive herringbone block paved driveway providing parking for several vehicles, in turn leading to the detached double garage. The garage has 2 electric doors to the front.

GARDENS

The property occupies a delightful plot, extending to approximately 0.2 acres including a lawned frontage and gated side access to a generous and mature garden at the rear including a shaped lawn, paved patio seating areas, a composite deck and mature planting. A Weiner remote controlled motorised awning with LED lights and heating sits over the patio, and is included in the sale.

COUNCIL TAX

The property is registered as council tax band G.

VIEWINGS

By appointment with Richard Watkinson & Partners.











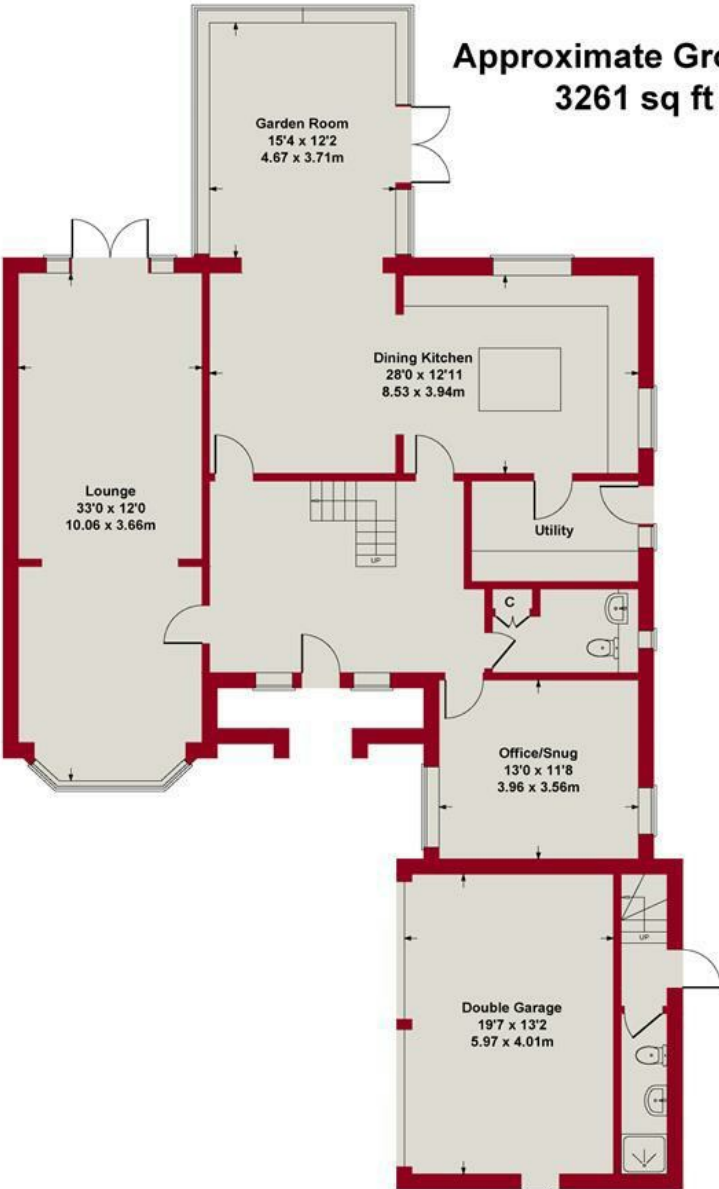




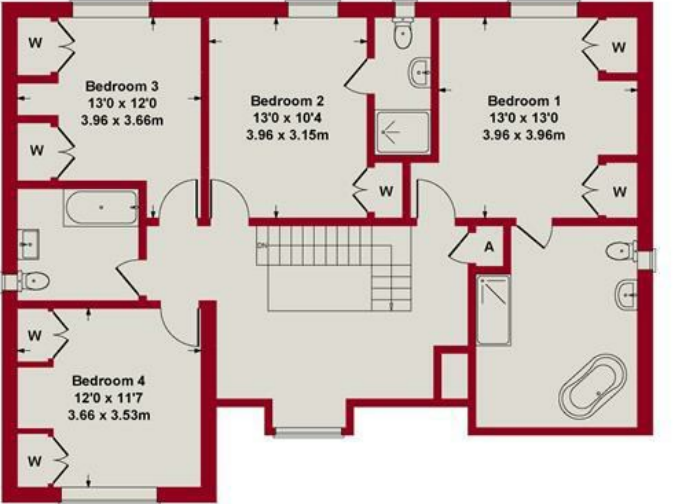


Approximate Gross Internal Area

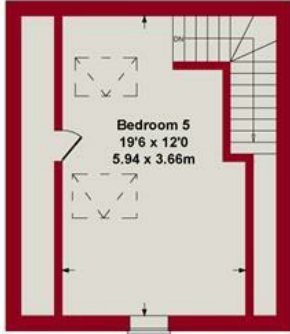
3261 sq ft - 303 sq m



GROUND FLOOR



FIRST FLOOR



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. 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.



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		
	72	76
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		



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