



**Mulberry House Elmores Meadow, Bleasby,
Nottinghamshire, NG14 7HF**

£750,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Individual Design and Build
- Four Bedroom, Master and Guest En-Suite
- Electric Gates and Walled Garden
- Rainwater Harvesting System
- Southwell 3 miles, Nottingham 15 miles
- Lounge, Study, Kitchen/Living
- Garage and Oak Framed Car Port
- Gas Central Heating, Underfloor Downstairs
- Primary School, Railway Station and Pub
- Exceptional Quality Fixtures, Fittings & Finishes, Beautifully Landscaped Garden

The accommodation includes L-shaped reception hall, cloakroom, study, lounge and kitchen with dining and living space. The Hacker German-made units are of the highest quality. There is a range of Neff appliances. Bi-fold doors open to the landscaped garden. Downstairs also, a cloakroom and utility room. An oak stairs with glass balustrade leads to the first floor landing with remote electrically operated Velux roof lights, four bedrooms, master en-suite, guest en-suite and a family bathroom.

Externally there is an above average sized garage with ample workshop space and an oak-framed car port. A quaint oak framed garden shed and log store is a feature within the garden. The canopy entrance porch stands on oak pillars.

The village of Bleasby is situated 3 miles from Southwell and 15 miles approximately from Nottingham. There is a railway station with regular services to Nottingham city centre and Newark. The Bleasby C of E primary school has a very good reputation. There is a lovely pub known as the Wagon and Horses. The village is approached by country lanes via Rolleston and Thurgaton. Newark on Trent is on the main East Coast railway line with services to York and London. Newark Northgate to London King's Cross, journey times of just over 75 minutes.

The following accommodation is provided:

GROUND FLOOR

PORCH ENTRANCE

With canopy on oak pillars.

L-SHAPED RECEPTION HALL

Limestone tiled floor, LED lighting, cupboard under the stairs.

CLOAKROOM

A quality Lusso stone suite comprising basin, splashback and low suite WC. LED lighting, limestone tiled floor.

STUDY

10'4 x 9'7 (3.15m x 2.92m)

LED lighting and oak boarded floor.

LOUNGE

20'8 x 13'11 (6.30m x 4.24m)

Feature brick fireplace with oak beam mantle and log burning stove. Solid oak floor. A light and airy dual aspect room with bi-fold doors to the garden. Windows in the front and side elevations.

LIVING KITCHEN

16'8 x 14'10 (5.08m x 4.52m)

(plus 13'6 x 10')

Providing a well designed, irregular shaped kitchen, designed with ample space for an eight seater dining table and a living area with Bay window and bi-fold doors. Kitchen units are German made Hacker comprising an extensive range of wall cupboards, base units and Quartz worktops. Integrated Neff appliances include oven and double oven, downdraft hob, dishwasher, wine fridge, freezer, fridge and microwave. The work surface incorporates a one and a half sink unit. The floor is limestone tiled throughout, LED lighting and provision for a flat screen.

UTILITY ROOM

Base units, Quart working surface incorporating a stainless steel sink unit. Integrated washer/dryer. LED lighting, rear entrance door and personal door to the garage.

FIRST FLOOR

A solid oak staircase with newel posts and glass balustrades leads to the first floor landing.

LANDING

With remote electrically operated Velux roof light, radiator and hatch to the roof space.

BEDROOM ONE

14' x 10'8 (4.27m x 3.25m)

Gable window in a vaulted bay, recess with Sharps quality fitted wardrobe bedroom furniture. Velux roof light.

EN-SUITE

8'2 x 7'1 (2.49m x 2.16m)

(measured into the shower area)

Rain and hand shower, basin, quality units comprising low suite WC, tiled floor, wall tiling, chrome heated towel rail, LED lighting and light tunnel,

GUEST BEDROOM TWO

10'7 x 9'11 (3.23m x 3.02m)

(excluding the door recess)

Vaulted Dormer window, radiator.

EN-SUITE

4' wide shower with rain shower and hand shower, Utopia supplied units comprising basin, cabinet and low suite WC. Chrome heated towel rail.

BEDROOM THREE

12'3 x 9'11 (3.73m x 3.02m)

Remote controlled roof light, radiator and Sharps fitted wardrobes.

BEDROOM FOUR

10' x 9'8 (3.05m x 2.95m)

Velux roof light and radiator. A good double sized fourth bedroom.

FAMILY BATHROOM

8'4 x 6'11 (2.54m x 2.11m)

Utopia supplied units comprising bath, basin, low suite WC, fitted cabinets, wall tiling, LED lighting and tiled floor. Remote controlled roof light.

GARAGE

19' x 17'9 (5.79m x 5.41m)

Electric remote door, Worcester gas fired central heating boiler, sink unit and plumbing for a washing machine.

CAR PORT

Oak framed with block paved floor and LED lighting.

OUTSIDE

Remote electrically operated gate provide access to the block paved driveway with ample parking and turning space. The frontage area contains planters with various heathers and shrubs. Low frontage wall with iron railings and Laurel hedging.

The rear garden provides an extensive stone patio area, low hedging and a path to the garden shed/wood store. The frontage has a two metre height brick built wall. There is slatted fencing to the garden boundaries enhanced by various trees and shrubs.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. Central heating is gas fired. The 'Stormsaver' rain water harvesting system provides garden water. The property has CCTV and security alarm systems.

BUILDING WARRANTY

The property, constructed just over three years ago, has the benefit of a Build Zone Ten Year Warranty from new.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

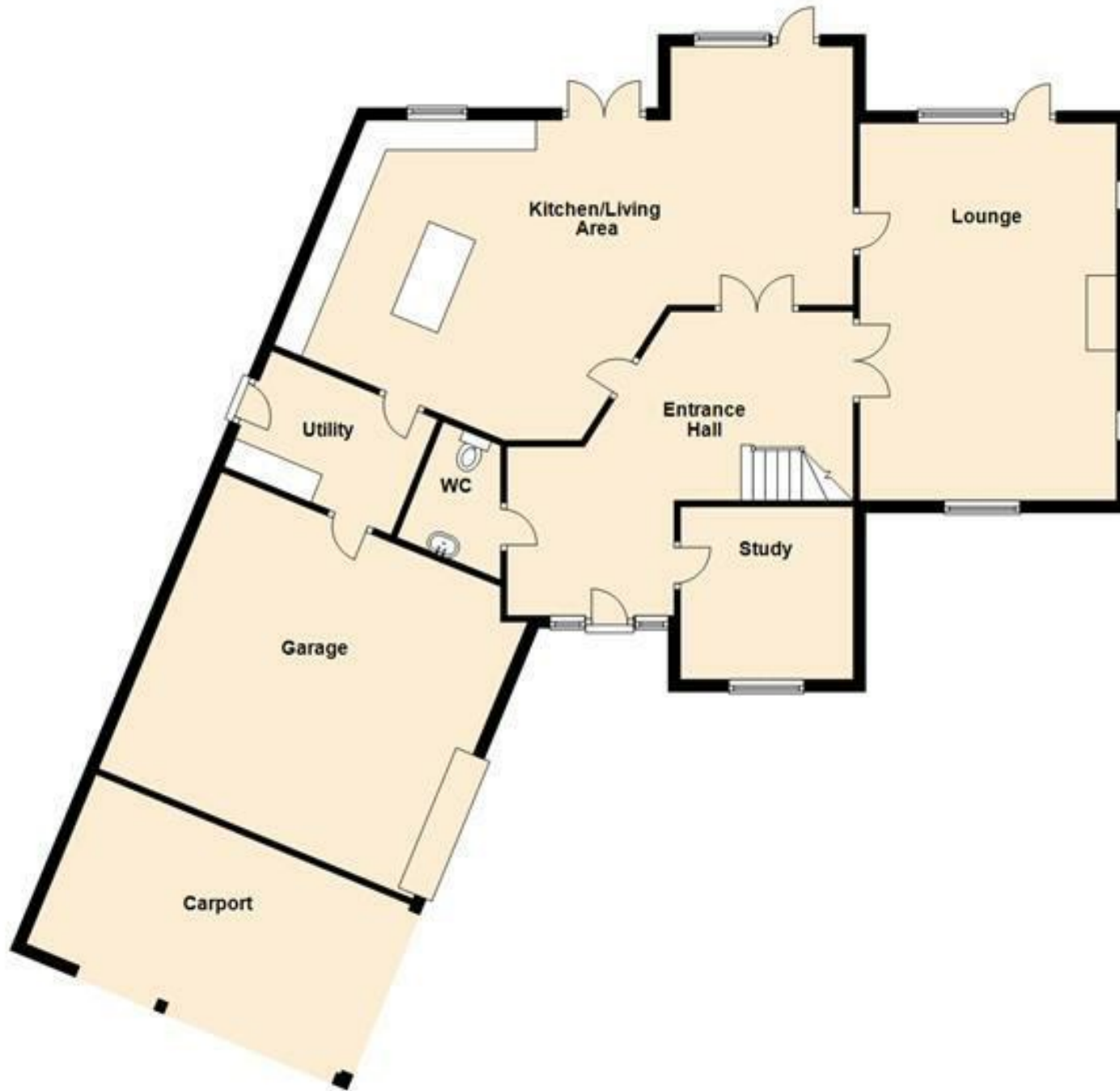
The property comes under Newark and Sherwood District Council Tax Band G.





Ground Floor

Approx. 107.0 sq. metres (1151.6 sq. feet)



Total area: approx. 180.9 sq. metres (1947.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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