



**17 Hawthorn Close, Bleasby, Nottingham,
Nottinghamshire, NG14 7HW**

Guide Price £625,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A High-Spec Family Sized Home
- Large Lounge with Log- Burner
- Utility Room, GF W/C
- Refitted 3 Piece Bathroom + 2 Large En-suites Both With Baths
- Prominent Corner Plot
- Fantastic Open Plan Kitchen
- 2 Further Versatile Reception Rooms
- 5 Double Bedrooms
- Driveway and Double Garage
- Must View!

A fantastic detached home of high specification throughout, extended to the rear to create a superb open plan living kitchen, a wonderful family orientated space for living, dining and socialising with high spec kitchen area and bi-fold doors onto the rear garden.

Viewing is highly recommended to appreciate the size of the accommodation which exceeds 2300 square feet and follows a pleasing practical layout which will no doubt appeal to families.

There is a large welcoming entrance hall with Karndean flooring and double doors into the lounge with features French doors onto the rear garden and includes a feature log burner.

The spacious open plan living kitchen includes a high spec fitted kitchen area with sleek modern units and quality Corian and Quartz worktops, some forming a large island unit breakfast bar to 1 end.

There are 2 further reception rooms, currently used as a play/family room and a home office then a useful utility room and ground floor W/C.

Arranged off a spacious 1st floor landing are 5 good sized bedrooms and the family shower room, recently upgraded to a contemporary design. Bedrooms 1 and 2 have en-suites which were both remodelled c. 2015 with contemporary suites, then outside the property occupies a prominent position with a double width driveway to the front of the detached double garage and wrap-around style gardens to the rear with both lawn and patio seating areas.

Overall, viewing is highly recommended to fully appreciate this spacious high spec family home!

ACCOMMODATION

A panelled entrance door leads into the reception hall.

RECEPTION HALL

A spacious and welcoming reception hall with Karndean flooring throughout, a doglegged staircase leading to the first floor, 2 UPVC double glazed windows to the front elevation, central heating radiator and thermostat, coved ceiling with spotlights and useful built-in cloaks cupboard with hanging rail and shelving. Doorway to newly fitted walk-in coat and shoe storage under stairs. A double doorway leads into the living kitchen.

FAMILY LIVING KITCHEN

A fantastic open plan living kitchen installed in 2017, extended to the rear including a vaulted ceiling with 2 Velux rooflights, dimmable spotlights, Karndean flooring throughout, 3 central heating radiators and central heating programmer, spotlights to the ceiling, a UPVC double glazed window to the side elevation and double glazed bi-fold doors leading onto the rear garden. The kitchen is fitted with a sleek range of modern units in high gloss white and contrasting graphite with soft closed cupboards and drawers and a range of appliances including twin Neff ovens and a microwave oven, a bean to cup coffee machine, integrated double wine cooler, Bosch dishwasher, a 5 zone induction hob with extractor over, then space for an American style fridge/freezer with plumbing for ice/water dispensing. There is a large recess with quartz and backsplash worktop with halogen lighting over plus a large feature island unit with recessed dual bowl sink and flexible kitchen tap with rinser, Corian worktops and a contrasting quartz breakfast bar.

UTILITY

The useful utility room is adjacent to the kitchen including a fitted base unit with space for appliances below including plumbing for washing machine and extract vent for tumble dryer. Stainless steel sink with mixer tap and tiled splashback's, Karndean flooring, central heating radiator, part glazed door to the outside and a 2019 fitted A-Rated Ideal LogicMax 24kw boiler linked to NEST thermostat.

LOUNGE

From the reception hall glazed double doors lead into the lounge being a spacious room with central heating radiator, coved ceiling, UPVC French doors onto the rear garden and a feature fireplace with granite hearth and oak mantle housing a cast iron log burner. Glazed double doors lead into the office.

OFFICE

Newly created home office with space for two desks, ideal for home working or could be used as a playroom with the benefit of the glazed double doors providing full view from the lounge. Central heating radiator and a uPVC double glazed window to the front.

PLAYROOM/FAMILY ROOM

A versatile room that could instead be used as a second office, sixth bedroom or a cinema room. The playroom/family room includes a central heating radiator, coved ceiling and UPVC double glazed window to the front elevation.

GROUND FLOOR CLOAKROOM

Re-fitted c.2015 including a half pedestal wash basin with mixer tap and Travertine tiled splashback's, concealed cistern toilet, Karndean flooring, coved ceiling, central heating radiator and a UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

The spacious first floor landing has a coved ceiling, central heating radiator, access hatch to the roof space with drop down ladder and an airing cupboard with slatted shelving housing the foam insulated cylinder. Roof space has a large partially boarded area with a power socket. lighting and shelving.

BEDROOM ONE

A large bedroom with central heating radiator, UPVC double glazed window to the rear elevation and a range of modern wall-to-wall fitted wardrobes with mirror fronted sliding doors and comprehensively fitted internally with a range of shelving, hanging rail and drawers and TV aerial point.

EN SUITE BATHROOM

The ensuite bathroom was remodelled in 2015 to include a four piece suite including dual ended bath with mixer shower, half pedestal wash basin, concealed cistern WC and a walk-in shower enclosure with glazed sliding doors and mains fed rainfall shower. Travertine tiling to splashback's, a chrome towel radiator, UPVC double glazed obscured window to the side elevation, Expelair extractor fan and fitted bathroom cabinet with electric shaver point within.

BEDROOM TWO

A spacious double bedroom with central heating radiator, UPVC double glazed window to the front elevation and a door into the ensuite bathroom.

EN SUITE BATHROOM

Remodelled by the current owner to provide a half pedestal wash basin with mixer tap, toilet and a P shaped shower bath with curved glazed screen and mains fed rainfall shower. Tiling for splashbacks, chrome towel radiator, electric shaver point and extractor fan.

BEDROOM THREE

A double bedroom with central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM FOUR

With a central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM FIVE

The fifth bedroom includes a central heating radiator and UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

The newly renovated bathroom features laminate flooring, tiled walls, an extractor fan, ceiling spotlights, a heated towel rail, a vanity unit wash basin with a mixer tap and a concealed cistern w/c, integrated shelving, a recessed double mirror unit with mood lighting and built-in toothbrush and USB sockets. A walk-in 6ft shower enclosure with an Aqualisa Visage Q Smart Visage Shower with pump for digitally controlled temperature, smoked glass shower screen and an obscured uPVC double glazed window to the front elevation.

DRIVEWAY & DOUBLE GARAGE

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A double width driveway at the front of the garage provides off-street parking for 2 vehicles in turn leading to the detached brick built garage with two up-and-over doors, multiple power sockets, lighting, shelving and partially boarded roof space providing additional storage.

GARDENS

The property occupies a corner plot with paved pathway and small lawned frontage plus timber gated access at the side of the garage to the wraparound rear garden with various areas including shaped lawns, a circular paved seating area and a range of planted trees and shrubs. There are outside power sockets, an external water tap and soffit lighting above the bi-fold doors. A very private rear garden spanning 90 ft in width, fully enclosed with tall fencing, ideal for families with young children or pets to provide a secure environment. Additionally, there is a designated area of artificial turf currently utilised for children's play equipment.

BLEASBY

Bleasby is a popular commuter village with a fantastic highly regarded primary school, a popular 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.

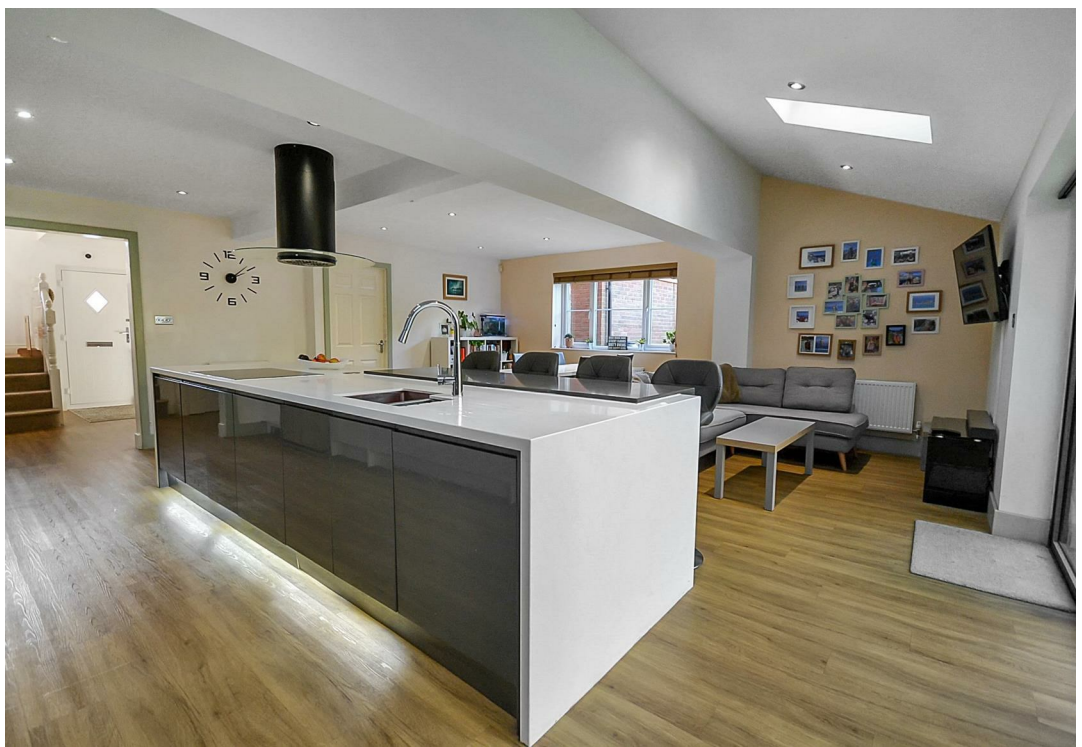
COUNCIL TAX

The property is registered as council tax band F.

VIEWINGS

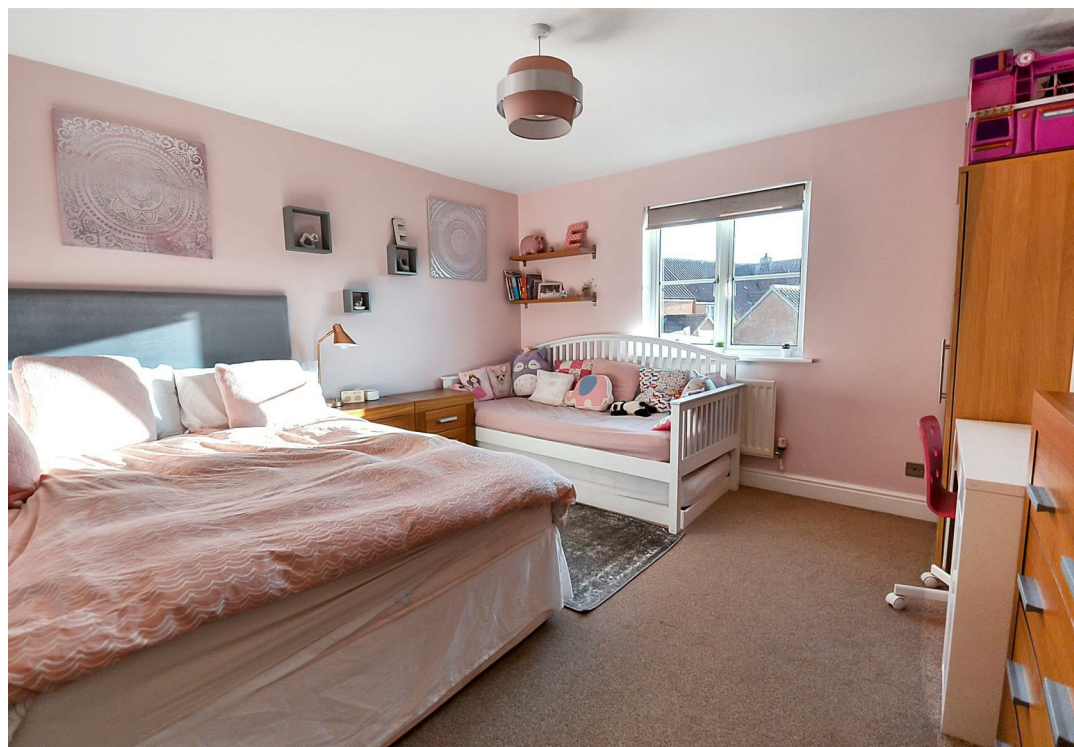
By appointment with Richard Watkinson & Partners.

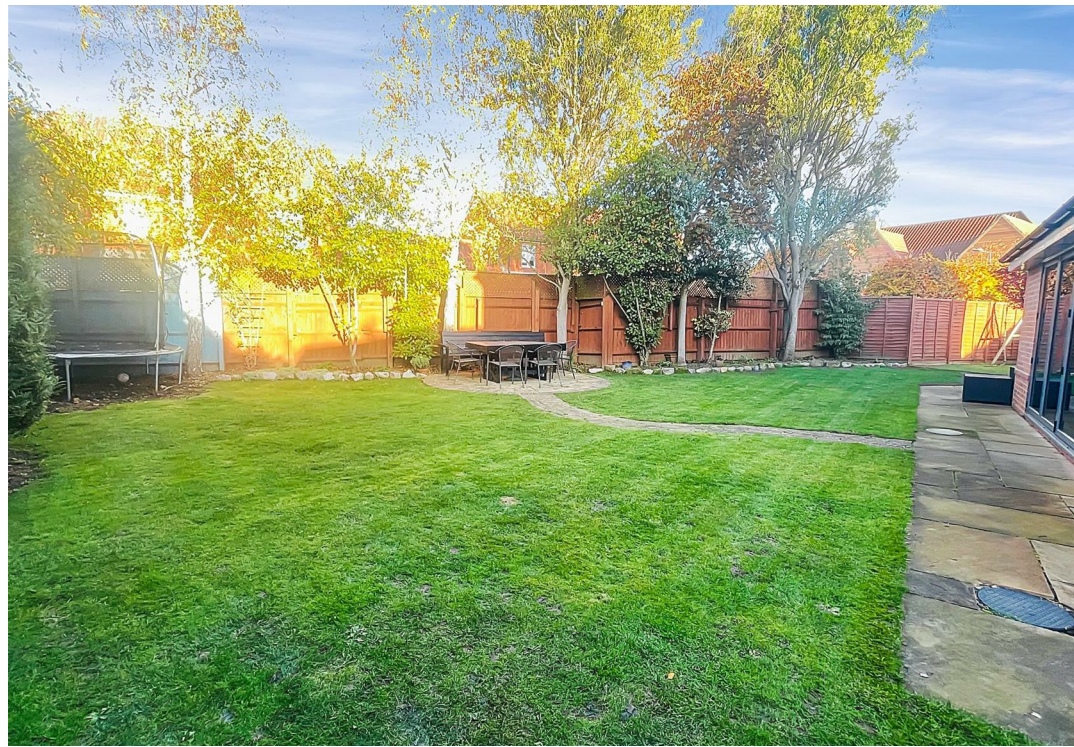
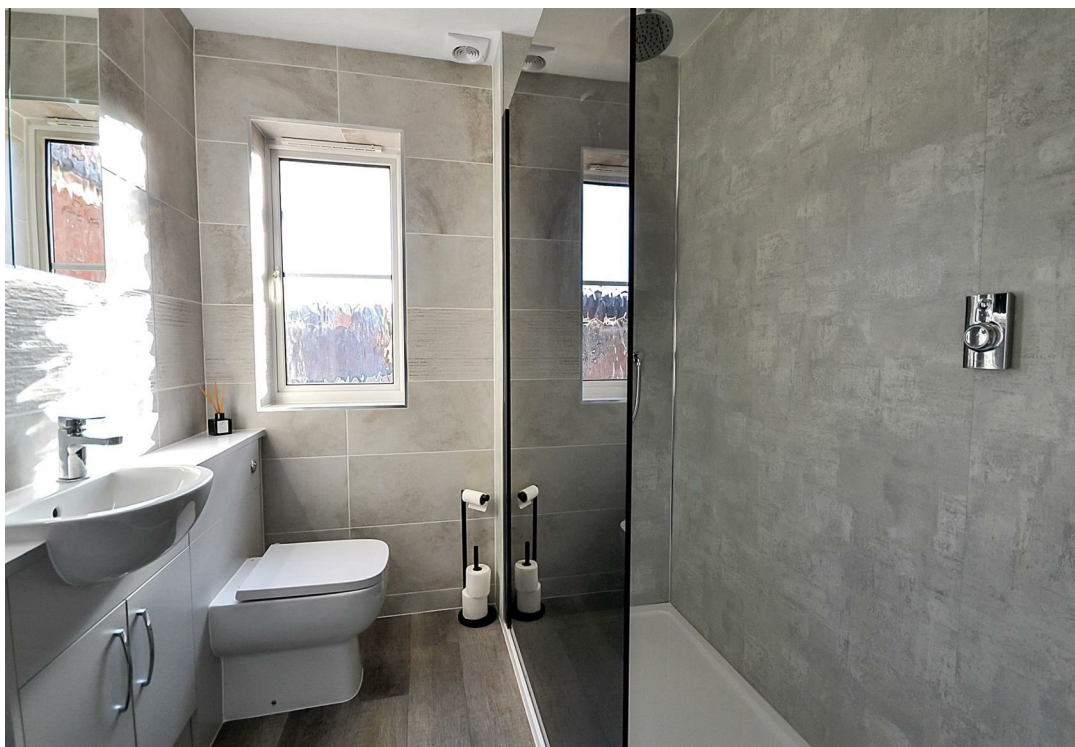












Approximate Gross Internal Area
2343 sq ft - 215 sq m



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. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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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