

FOR SALE

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**ORCHARD HOUSE, 5 HAZELAS DRIVE, GUNTHORPE,
, NOTTINGHAMSHIRE NG14 7FZ**

£865,000

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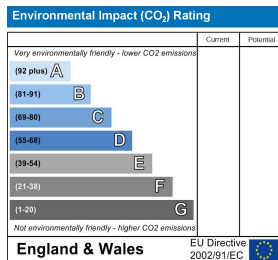
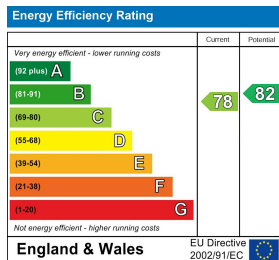
From a mere kerbside inspection it is impossible to fully appreciate the overall size of the property and the magnificent privacy and the size of the extensive plot on which it now sits following the purchase of adjoining land. For those who are looking for space, space and more space and a magnificent private garden with a further gated access to the garden... then this is the one for you!

Much extended to the rear and with a brand new central heating system (including underfloor heating to the tiled area of the ground floor), new stylish and double glazed bi-folds 'allowing the gardens to leap into the house', completely upgraded bath and shower facilities to Boutique Hotel quality (the best Master Suite we have seen this year).

After months of extensions, alterations, brick dust and clever design work, the current owner has created 'the house that everyone is looking for' (just have a read through of these rooms) Reception Hallway with galleried landing, the largest open plan Living Dining Kitchen that we have seen this year with a feature central island, separate Sitting Room, a Play Room / Snug, a Home Office, Utility room, and a Cloakroom. A feature galleried landing, Master Bedroom suite with En-suite Shower Room and Dressing Area, a beautiful Family Bathroom with a 4 piece suite, a further, stunningly beautiful shower room & 3 further Double Bedrooms complete the first floor accommodation.

This substantial, thoughtfully remodelled, refurbished and extended four bedroom family home is located within a private setting and cul-de-sac, with only 4 other properties, in the picturesque country village of Gunthorpe, and enjoys 3,337 sq ft (310 sq m) of immaculately presented accommodation (the presentation throughout gives the impression that the kitchen, the bathrooms, the light oak doors, skirtings and architraves, the central heating radiators and pipework, the decor and carpets throughout... were all completed within the last few months - simply beautiful.





Council Tax Band

G

For those enjoying a change in working environments, there is a Home Office or (Bedroom 5) to the ground floor. The gardens and ground should put this one to the top of your viewing list with fabulous and bucolic views across the rear gardens to the farmers' fields beyond.

Why choose Gunthorpe? Well... two very popular village pubs, walks along the adjacent River Trent, two superb restaurants, Village Play Group, a Village Church, a very popular Primary School, renowned restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and Doctors' surgeries, Brownies and Guides Packs... it's a village with plenty to do!

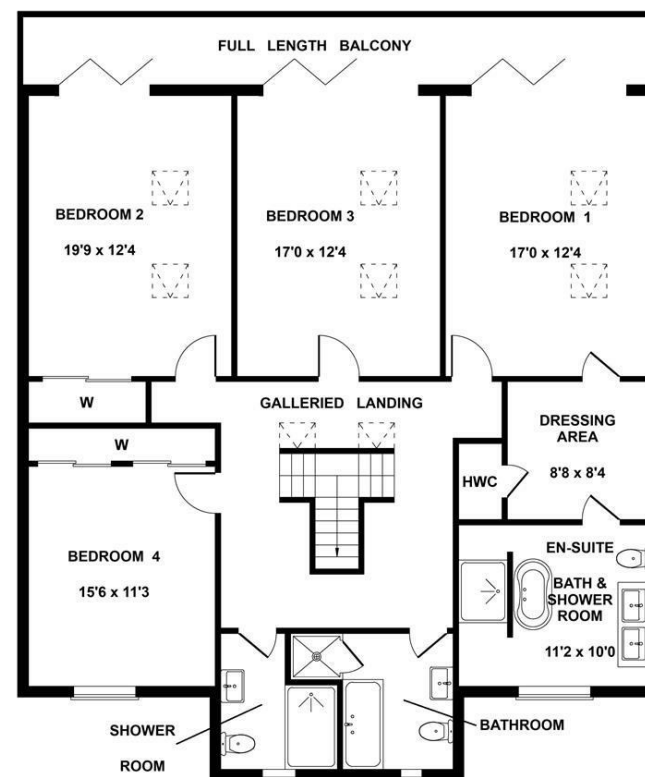
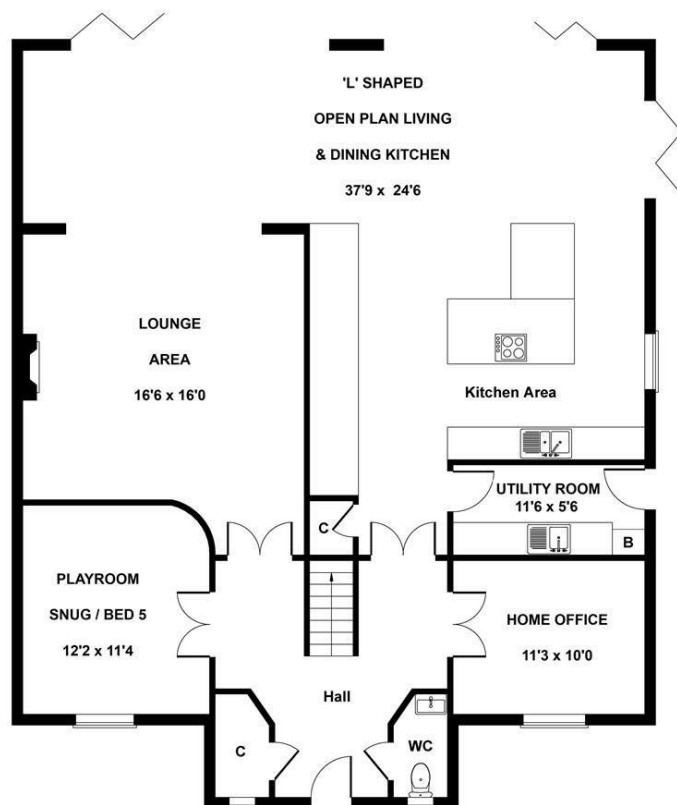
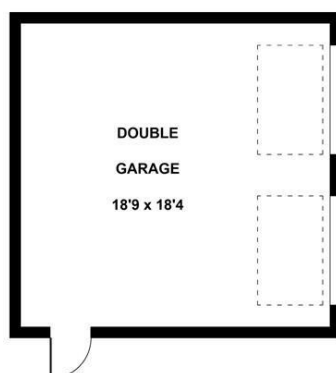
There is a bus service to Bingham, Radcliffe and Nottingham with a train station at Lowdham (approx. 1 mile) and Bingham (approx. 3 miles). The village is also serviced by the A52 and A46 giving access to Nottingham, Newark, Leicester and Grantham linking further afield the A1 and M1.

The property would be particularly ideal for families either upsizing or locating into this pretty village which is well positioned for commuting to local towns and cities as well as ease of access to the market town of Bingham and its wealth of amenities. Gunthorpe is also within the catchment area for the GOOD Ofsted rated Toot Hill Secondary School within Bingham.

Approximate Gross Internal Area
3337 sq ft - 310 sq m

Not to Scale.

For Illustrative Purposes Only.

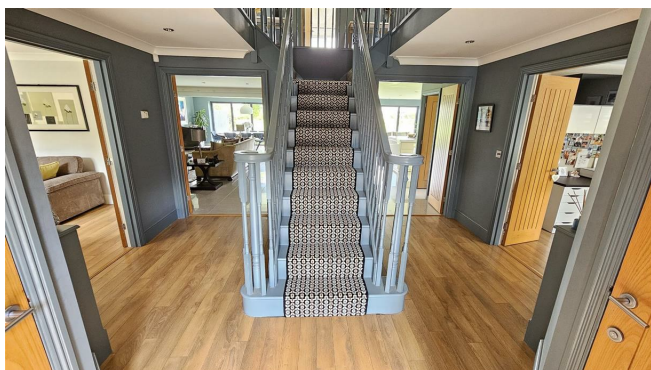




THE PLOT

with fabulous views and a bucolic lifestyle... a double width driveway at the front leads to the double garage and, possibly, the largest garden at this price range (?) following the purchase of additional land to the rear, to which there is a further gated access... the position, setting and plot is matched by the immaculately presented home which is a credit to the current owner.





with a front door that is in keeping with the architecture of the building which leads into the

RECEPTION HALLWAY

with wooden flooring, staircase with split level landing rising to the galleried landing. Recessed lighting and wood effect flooring.

THE OPEN PLAN LIVING / DINING KITCHEN

37'8 x 24'6 (11.48m x 7.47m)

BREAKFAST KITCHEN AREA

with a generous range of flush and clean line units and a breakfast bar area with hidden mood lighting. Deep pan drawers. The main work surface has a stainless sink unit with waste disposal and both hot and cold filter tap. Integrated appliances include Miele fan oven, a microwave combi and a steam oven, Miele induction hob inset into the island unit with matching concealed extractor fan. Full height fridge and freezer, pull out butler's pantry, dishwasher, underfloor heating to the tiled flooring.





SITTING AREA & DINING

A simply stunning space flooded with light having a run of two bi-fold doors to the rear and a further bi-fold door to the side, continuation of the under-floor heating. This room is large enough to accommodate both living and dining areas.

LOUNGE AREA

16'6 x 16'0 (5.03m x 4.88m)

A wonderful area for relaxation with contemporary and remote controlled inset fireplace. Wall mounted TV point. Recessed lighting and Japanese blinds to create a snug environment when needed.





A PLAY ROOM / SNUG / BEDROOM 5

12'2 x 11'4 (3.71m x 3.45m)

Double doors from the hallway, with a central heating radiator, double glazed window to the front with fitted colonial style shutters. Wood effect flooring.

HOME OFFICE

11'3 x 10'0 (3.43m x 3.05m)

Double doors from the hallway, with a central heating radiator, double glazed window to the front with fitted colonial style shutters. Wood effect flooring.





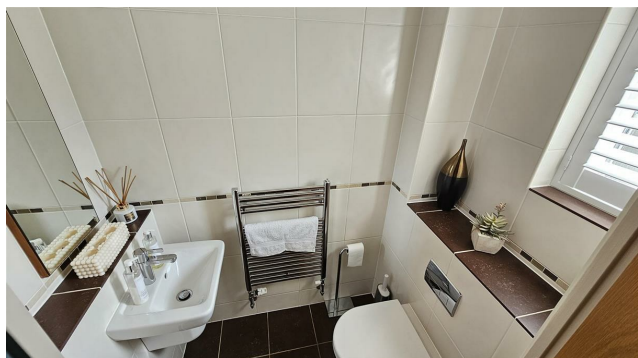
UTILITY ROOM

11'6 x 5'6 (3.51m x 1.68m)

exactly what every family house needs... built in cupboards, preparation surface with sink and drainer unit, plumbing for washing machine, space for tumble drier, continuation of the under floor heating, inset downlighters to the ceiling, central heating radiator, UPVC double glazed door leading into the side garden.

DOWNSTAIR W.C. / CLOAKROOM

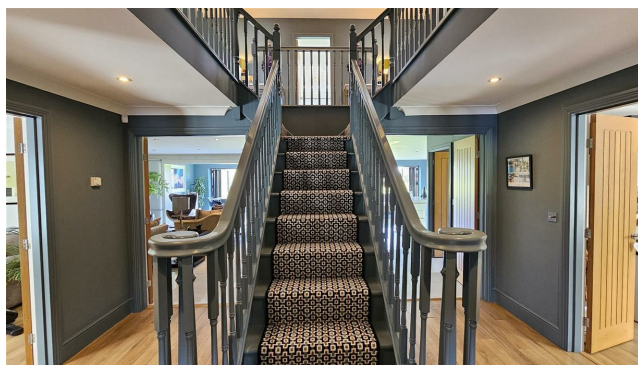
a fully tiled room with wall hung W.C., with concealed cistern, a wash basin with mixer tap and continuation of the tiled flooring, inset downlighters to the ceiling, stylish vertical towel radiator and a double glazed window to the front with colonial style shutter.



STAIRCASE TO THE GALLERIED LANDING

a wonderful feeling of space with a galleried landing and two light boxes to the ceiling as well as recessed lighting. Loft access.

MASTER BEDROOM SUITE





BEDROOM AREA

17'0 x 12'4 (5.18m x 3.76m)

with a central heating radiator, panelled walls, double glazed velux windows and bi-fold doors leading to the extensive balcony that overlooks the rear garden and rural views across farmers' adjacent fields. Recessed lighting.

DRESSING AREA

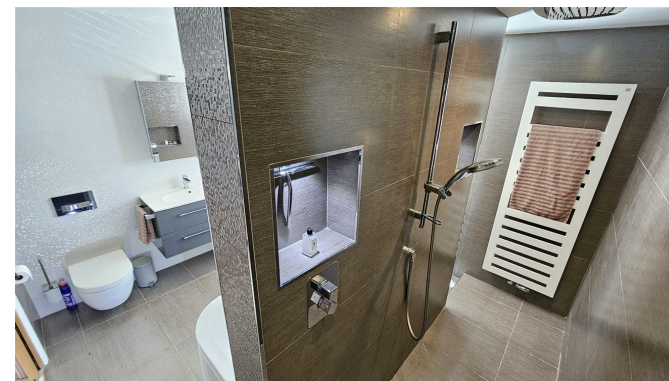
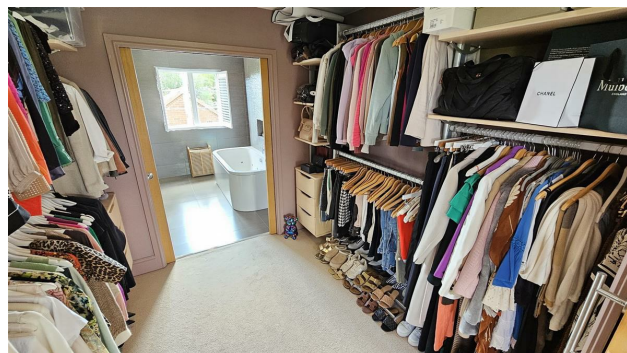
8'8 x 8'4 (2.64m x 2.54m)

From the bedroom area, pocket doors lead into an extensive range of fitted shelving and hanging with further pocket doors into the

EN-SUITE BATH & SHOWER ROOM

11'2 x 10'0 (3.40m x 3.05m)

{the best at this price range?) a feature double-ended jacuzzi style bath with a mixer tap and shower handset, a walk-in and wrap around shower enclosure with both handset and rainwater fittings, bottle recesses, two stylish towel radiators, a wall-mounted low flush W.C., twin wash basins with stylish waterfall block taps. Double glazed window with colonial style shutter. Recessed lighting and backlit mirror. Stylish tiling to the walls and floor.





BEDROOM 2

19'9 x 12'4 (6.02m x 3.76m)

with a central heating radiator, double glazed velux windows and bi-fold doors leading to the extensive balcony that overlooks the rear garden and rural views across farmers' adjacent fields. A range of fitted furniture and wardrobes with both shelving and hanging. Recessed lighting.

BEDROOM 3

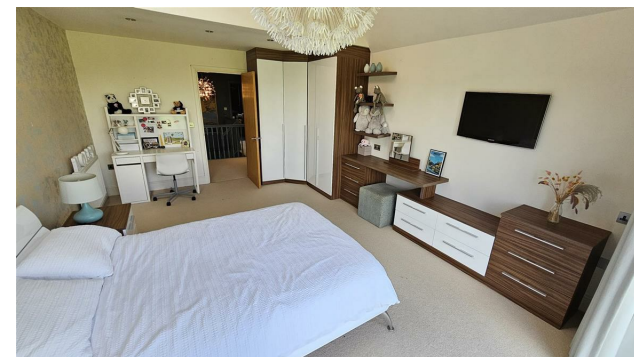
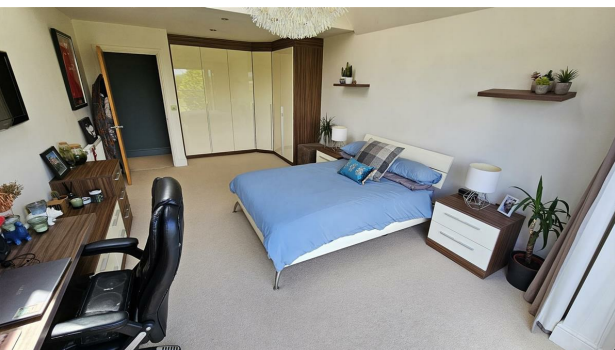
17'0 x 12'4 (5.18m x 3.76m)

with a central heating radiator, double glazed bi-fold doors leading to the balcony that overlooks the rear garden and rural views across farmers' adjacent fields. A range of fitted furniture and wardrobes with both shelving and hanging. Recessed lighting.

BEDROOM 4

15'6 x 11'3 (4.72m x 3.43m)

with a central heating radiator, double glazed window to the front with fitted colonial style shutters. A range of fitted wardrobes with sliding doors and with both shelving and hanging. Recessed lighting.



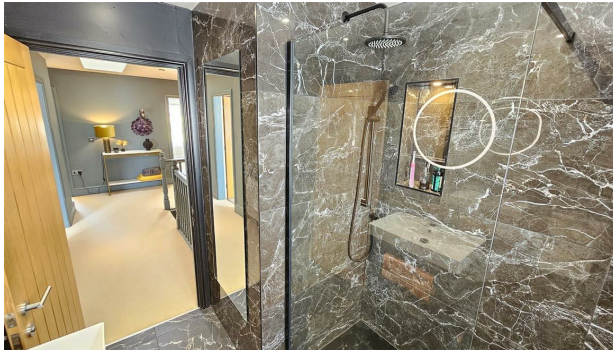


SHOWER ROOM

a walk-in shower area with both handset and rainwater fittings, bottle recess, low flush W.C., wash basin with a stylish block tap. Double glazed window with colonial style shutter. Recessed lighting, wall mounted radiator and a backlit mirror.

FULLY TILED BATH & SHOWER ROOM

a feature double-ended bath with a mixer tap and shower handset, a shower enclosure with both handset and rainwater fittings, wall-mounted low flush W.C., wash basin with a stylish block tap and a chrome towel radiator. Double glazed window with colonial style shutter. Recessed lighting and backlit mirror. Wood effect flooring.



OUTSIDE - FRONT

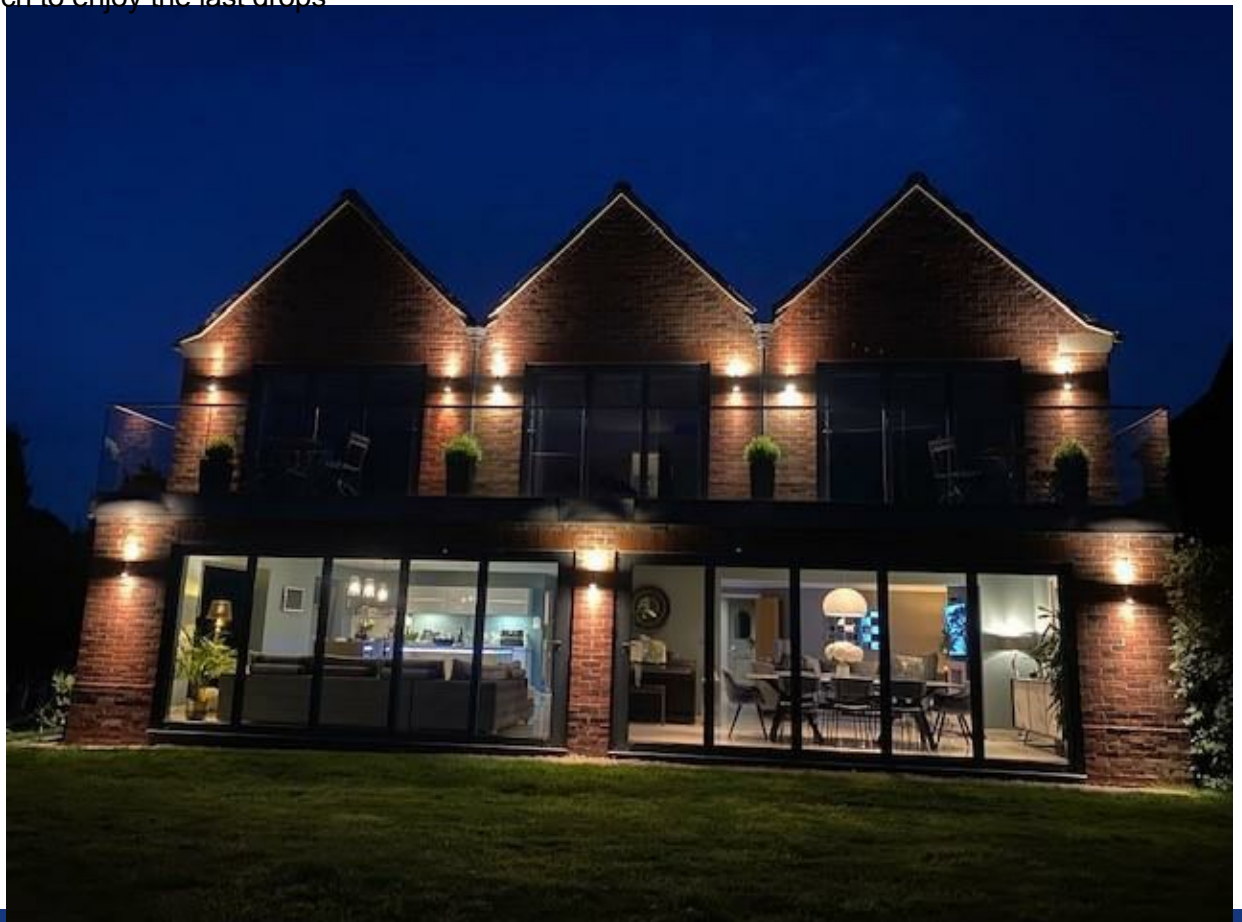
To the front of the property is a double width driveway leading to the DOUBLE GARAGE (18'9 x 18'4) to which there are double doors and a further door to the side giving access. A pathway to the side then allows access through to the side and rear gardens. There is a further area of off-street hard standing to the side of the garage.

OUTSIDE - REAR

Following the purchase of adjoining land, the extensive plot now provides the ideal haven for those who enjoy al fresco dining within a green and lush environment. The added benefit of gated access from an adjoining road ensures the ideal access route leading to a country lane with walks within surrounding villages.

OUTSIDE - THE GROUNDS

With so much space to the grounds, you can choose the ideal location for the first drink of the day as the sun rises, to the lunchtime gathering within sheltered areas, to the afternoon tea and, finally, the perfect venue from which to enjoy the last drops of Merlot as the sun sets in the distance.





To arrange a viewing of this property, please contact our office on
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If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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