



White Eaves Coxmoor Road, Sutton-In-Ashfield NG17 5LF

£800,000

Impressive, individually designed bungalow. Superb plot of approximately 1 acre plus grass paddock of approximately 2.73 acres. Prime location.

- Extensive accommodation
- Practical layout
- Double garaging
- Vehicular access to rear gardens and paddock

DESCRIPTION AND SITUATION

The sale of White Eaves represents an extremely rare opportunity to purchase a substantially larger than average, individually designed, detached bungalow standing on an impressive plot of approximately 1 acre along with a grass paddock extending to approximately 2.73 acres or thereabouts.

The property enjoys a prime location. This section of Coxmoor Road has long since been considered to be one of the most desirable, residential locations in the District and is characterised by superior quality, individually designed homes in an elevated position taking excellent advantage of far ranging views to the South West.

This particular home provides generous living accommodation complemented by four double bedrooms and three bath/shower rooms.

The property has a much wider than average frontage and is accessed by means of electrically operated gates with ample off street parking for several vehicles. Importantly, there is a wide driveway running down the right flank of the bungalow to give vehicular access into the rear gardens/paddock - an extremely useful facility given the size of the plot.

The property gains good access into both Sutton in Ashfield and Mansfield with all of their facilities and is well placed for easy, vehicular access to the main road networks leading to the City of Nottingham.

Only by internal inspection can the true size and appeal of this rather special home be fully appreciated.

ACCOMMODATION

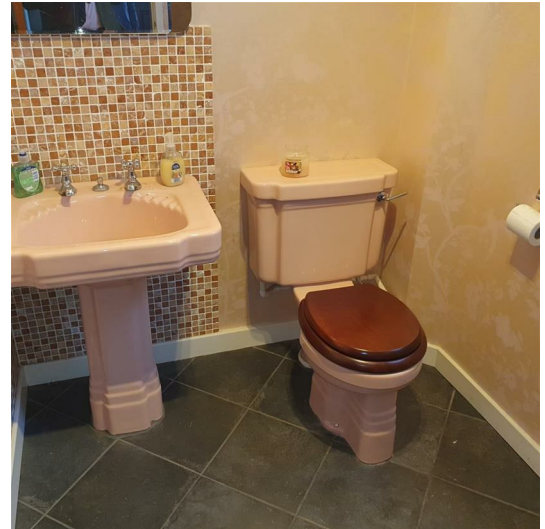
The accommodation comprises:

ENTRANCE HALL 10'7" x 5'6" (3.24 x 1.69)

Central heating radiator.

CLOAKROOM/W.C 5'2" x 6'3" (1.58 x 1.91)

Equipped with wash hand basin, W.C and central heating radiator.



HALL/LIVING ROOM 20'6" x 14'11" (6.25 x 4.57)

With walk in cloaks cupboard and central heating radiator.

**LOUNGE 19'11" x 19'9" (6.09 x 6.03)**

Cast iron log burner, patio door taking excellent advantage of views over the gardens and beyond. Further double glazed window to the left hand elevation taking advantage of natural sunlight. Two central heating radiators.

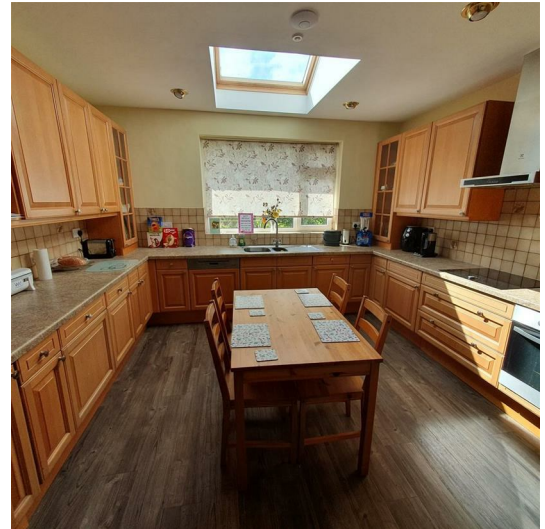


DINING ROOM 16'6" x 9'8" (5.05 x 2.97)

With in built storage cupboard and central heating radiator.

**KITCHEN 14'7" x 12'8" (4.47 x 3.88)**

Equipped with stainless steel one and a half bowl single drainer sink unit, four ring ceramic hob plus split level oven. Integrated dish washer. Double glazed window to the rear plus Velux type window to the roof slope. Central heating radiator.

**STUDY 9'10" x 9'1" (3.01 x 2.77)**

Double glazed window to the rear enjoying the far ranging views plus central heating radiator.

UTILITY ROOM 8'11" x 7'7" (2.74 x 2.33)

Equipped with single drainer sink unit, plumbing for washer, wall mounted gas condensing combination boiler. In built storage cupboard.

CONSERVATORY 15'5" x 12'9" (4.7 x 3.9)

With electric heater, vaulted pine panelled ceiling and double glazed windows overlooking the rear gardens.

INNER HALLWAY

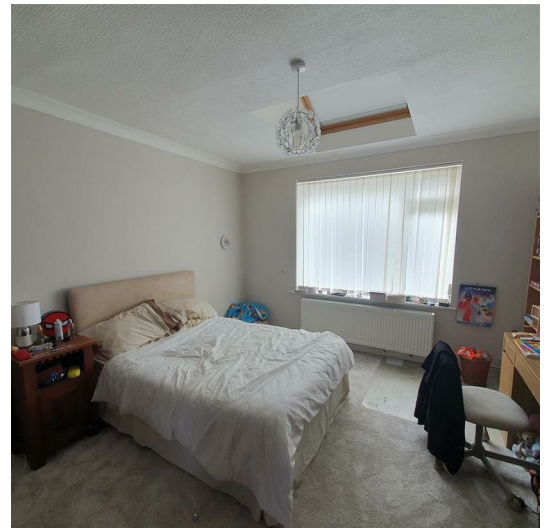
with central heating radiator and Velux type window to the roof slope.

FAMILY BATHROOM/W.C 12'5" x 8'5" (3.8 x 2.59)

Featuring a free standing bath, separate shower cubicle with plumbed in shower, wash hand basin, W.C. Full height tiling to the walls. Ceramic floor tiling. Central heating radiator.

**BEDROOM 11'11" x 14'1" (3.65 x 4.3)**

Double glazed window and central heating radiator.



FURTHER HALLWAY

With in built storage cupboard and central heating radiator.

BEDROOM 9'10" x 15'9" (3.01 x 4.82)

Double glazed window and central heating radiator.

BATHROOM/W.C 10'0" x 5'8" (3.05 x 1.73)

Equipped with a bath, separate shower cubicle, wash hand basin and W.C. Central heating radiator.

**BEDROOM 10'7" x 15'8" (3.23 x 4.78)**

Central heating radiator and double glazed window.

LOBBY

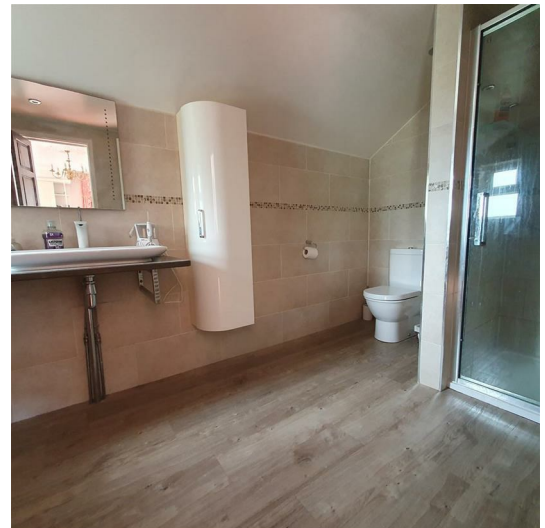
With archway giving access to:

MASTER BEDROOM 17'9" x 17'5" (5.42 x 5.32)

Double glazed windows to two elevations. A range of fitted wardrobes providing ample and hanging storage space. Two central heating radiators.

**EN SUITE SHOWER/W.C 6'10" x 11'11" (2.09 x 3.64)**

Equipped with a plumbed in shower, wash hand basin and W.C Full height tiling to the walls. Two fitted cabinets and central heating radiator.

**AGENTS NOTE**

The property features 8 Wi Fi access points, a close circuit TV security system, an automatic lighting system all of which integrates with the burglar alarm and electric gates.

OUTSIDE

Electrically operated gates give access to a tarmacadam driveway providing ample off street parking for several vehicles. The front gardens are mainly comprised of lawns. There is an attached, brick built double garage with electrically operated up and over door. There is an attached store room with wash hand basin and contains the gas meter. There is an attached W.C with sink unit. A tarmacadam driveway extends down the right hand side of the bungalow giving vehicular access to the rear gardens and paddock. There is an integral workshop/store 7.53 x 3.63. The rear gardens comprise a paved patio plus extensive lawn. There is a gravelled play area. There is a further integral boiler room with wall mounted gas boiler and unvented water heater.

The property has the very rare advantage of a grassed paddock in dispersed with bushes extending to approximately 2.73 acres or thereabouts helping to preserve natural privacy and giving potential to create leisure facilities such as a tennis court/football pitch or equestrian use.



ADDITIONAL OUTSIDE PHOTOS



ADDITIONAL PHOTOS



DRONE PHOTOS



DRONE PHOTOS ADDITIONAL



DRONE PHOTOS ADDITIONAL.1**TENURE**

Freehold. Vacant possession on completion.

SERVICES

Mains water, gas and electricity are available and connected. Drainage is to a septic tank.

OVERAGE CLAUSE

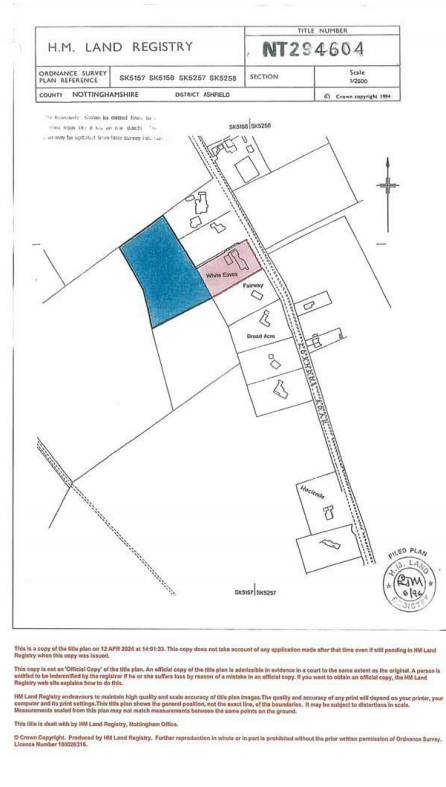
An Overage Clause will apply to the paddock shaded blue on the attached plan to the effect that should a planning consent be granted for residential development within 25 years of the date of sale then the Vendor or their successors in title will receive compensation to be calculated at 30% of the increase in value brought about by the granting of the planning consent.

VIEWING

Arranged with pleasure by the sole selling agents.

COUNCIL TAX BAND - G

Floor Plans



Coxmoor Road, Sutton In Ashfield



Ground Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

