



WELLS MCFARLANE



CLIFTON ROAD, NETHERSEAL

FOR SALE

The Willows is a unique, architecturally designed family home that offers approximately 5,834 sq ft of internal living space. Set in a commanding position with mature grounds and countryside views, this fantastic property includes four reception rooms, study, dining kitchen, utility & ground floor wet room, cinema room, gym and five bedrooms all with ensuite facilities and a triple garage with studio above.



Property Summary

- Beautifully Presented Throughout
- Four Reception Rooms, Study & Cinema Room
- Dining Kitchen, Utility Room & Ground Floor Wet Room
- Basement with Cinema Room, Gym & Wet Room
- Master Suite with Balcony, Dressing Area & Ensuite
- Four Further Bedrooms all with Ensuite Facilities
- Triple Garage with Studio & Shower Room
- Mature Landscaped Gardens
- NO UPWARD CHAIN

SAT NAV: DE12 8BT

Guide Price

£1,250,000

Tenure

Freehold

Energy Rating

Current energy rating D.

Accommodation

The home opens into an amazing atrium style hallway which continues through the ground floor accommodation, giving access to each of the reception rooms and access to the basement and first floor accommodation via the lovely wooden staircases which are enclosed with glass panel balustrades. Above the hallway is an impressive open galleried landing beneath the Velux windows which enhance the light throughout the property. The rooms are divided by large glass panels and windows giving a contemporary feel as well as ensuring that the home remains light and spacious. The lounge offers wood flooring with dual aspect windows to the front and side of the property and further benefits from a focal fire surround.

Across the hallway is the study, ground floor bathroom and a sitting room which offers cathedral height windows to both front and rear aspects and benefits from a walk-in redbrick inglenook fireplace. This room can also be overlooked from the second galleried landing. There is an additional guest WC located on the ground floor, two storage cupboards and a well fitted kitchen that boasts a Rangemaster cooker, two dishwashers, two fridges, two freezers, coffee maker, wine cooler and waste disposal unit. The kitchen has a centre island to complement the remainder of the kitchen which is enhanced by cabinet lighting and decorative LED lighting to the kickboards.

Basement area

The area has been cleverly divided to create an ideal space for all your entertainment requirements. There is a large room accessed via French doors which is a perfect room for teenagers to enjoy with their games consoles or as a cinema room, (due to the location of the room there is limited natural light) there are French doors giving access to an enclosed courtyard area which has a glass covered roof. Further rooms in the basement include a wet room with walk-in shower, a room which houses the heating control system and a room suitable for a gymnasium which has recess storage.

Outside

The Willows benefits from gardens and grounds which surround the property to all four sides.

The property is accessed from Clifton Road onto a drive which links the house to the road and to the garages.

In front of the house there is a large lawned area with a natural pond. To the rear of the property is a garden with a number of seating areas which are ideal for entertaining.

Garage

The home provides a separate building which offers three large garages, each with individual access via the electric roll shutter doors, above which is an office layout with a two separate rooms an open style office hallway and separate shower room. This can be adapted to residential needs or used for anyone wishing to work from home. The driveway to the home provides multi vehicle parking as well as turning points with a gate leading to the garages where additional parking is located.

Location

Netherseal is an attractive village that lies approximately 23 miles south of Derby and 25 miles west of Leicester and is within easy reach of Staffordshire and Warwickshire. There are excellent local amenities which include two public houses, the reputable St.Peters primary school, two convenience stores and a village hall that is home to many social clubs. For the commuter the property is located a short distance from Junction 11 of the M42 which links perfectly to both the East and West Midlands motorway network.

Offer Procedure

To comply with The Money Laundering Regulations 2007, any successful purchaser/ purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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Ground Floor
The Willow, Swadincote
All measurements are approximate and for display purposes only



The Willows - Top Floor, Swadincote, DE12 8BT
Top Floor
All measurements are approximate and for display purposes only



Three small floor plans showing different room layouts and measurements.

For all enquires or for further information please contact us at:



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