



Wimbishthorpe Close, Bottesford
Nottingham, NG13 0AS

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£565,000

Offered to the market is this generously proportioned detached family home, located within a quiet cul-de-sac just a short walk away from local amenities within the desirable village of Bottesford. Benefiting from versatile accommodation exceeding 2560 Sq. Ft. to include the addition of a separate annex, all situated on a good sized plot and having accommodation comprising: Entrance Hall with lift, spacious Living Room with log burning stove opening through to the Garden Room with Bi-fold doors leading out to the Rear Garden, Kitchen Diner with solid Marble work tops, Home Office / Family Room, Four Double Bedrooms, Bathroom, Shower Room, Garage, separate Annex, Kitchen, Bedroom and Shower Room, landscaped gardens and off street parking for several vehicles. Council Tax Band - E. Freehold. EPC Rating - C. No Upward Chain.



Entrance

UPVC double glazed door into Entrance Hall

Entrance Hall

A welcoming Reception having solid wooden flooring, uPVC double glazed window to the front elevation, stairs rising to the first floor and white wooden doors to the Living Room and Kitchen Diner.

Living Room

21'3" x 18'10" (6.49 x 5.75)

A generously proportioned Primary Reception Room with continuation of the solid wooden flooring, two UPVC double glazed windows to the front elevation, television point, feature log burning stove set onto a tiled hearth and having brick surround and openings through to the Garden Room.

Garden Room

20'7" x 7'7" (6.29 x 2.32)

A lovely addition to this property is light filled Garden Room with double glazed Bi-fold doors leading out to the Rear garden, uPVC double glazed window to the side elevation, double glazed Velux Skylights and continuation of the solid wooden flooring.

Kitchen Diner

27'7" x 13'9" (8.41 x 4.20)

A contemporary Kitchen Diner being fitted with a good range of base units with solid Marble work tops over, Breakfast bar, built-in dishwasher, space and plumbing for washing machine and tumble dryer, built-in Neff microwavable oven and warming draw, range cooker with extractor fan over, built-in wine fridge, American style fridge freezer, inset sink and drainer with Quooker tap, pull out larder cupboards, continuation of the solid wooden flooring, uPVC double glazed windows to the front and rear elevations, Velux Skylights, uPVC double glazed door with integrated blind to the Rear Garden and opening through to the Hall.

Hall

Continuation of the solid wooden flooring, uPVC double glazed window to the front elevation, lift and white wooden doors to the Ground Floor W.C., Office / Family Room and Garage.

Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, having tiled flooring and tiling to half height to the walls.

Office / Family Room

17'7" x 7'9" (5.38 x 2.38)

A versatile space having continuation of the solid wooden flooring and double glazed doors leading out to the Rear Garden.

Landing

Velux Skylight and white wooden doors to the first floor accommodation and airing cupboard.

Master Bedroom

23'9" x 17'6" (7.25 x 5.35)

A spacious and bright Master Bedroom with uPVC double glazed window to the front elevation, Velux Skylights, television point and lift.



Bedroom Two

18'11" x 9'4" (5.78 x 2.85)

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Three

10'7" x 10'2" (3.23 x 3.12)

UPVC double glazed window to the front elevation and built-in walk-in cupboard.

Bedroom Four

10'11" x 9'8" (3.33 x 2.96)

UPVC double glazed window to the front elevation.

Bathroom

A contemporary wet room style Bathroom with ceiling fitted chrome rain shower, wall mounted chrome riser, W.C., wash basin and feature freestanding bath with floor mounted modern tap, heated towel rail, double glazed Skylight and feature tiling to walls and floor.

Shower Room

A contemporary wet room style Shower Room with ceiling fitted chrome rain shower, wall mounted chrome riser, W.C. and wash basin, heated towel rail and feature tiling to walls and floor.

Garage

17'11" x 10'0" (5.47 x 3.07)

Electric garage door to the front, light and power and housing the wall mounted gas central heating boiler.

Annex

Accessed by its own uPVC double glazed front door located at the rear of the property. This space could be ideal for a family member or a holiday let/airbnb.

Kitchen Area

17'8" x 8'4" (5.39 x 2.55)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for fridge freezer, built-in storage cupboards, uPVC double glazed window and stairs rising to the first floor.





Bedroom

9'6" x 8'4" (2.91 x 2.55)

A light and bright mezzanine Bedroom with two uPVC double glazed windows and door to the Shower Room.

Shower Room

Fitted with a white three piece suite comprising: W.C., wash basin and shower cubicle, Velux Skylight and heated towel rail.

Agents Note

This property has mains gas central heating. Mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

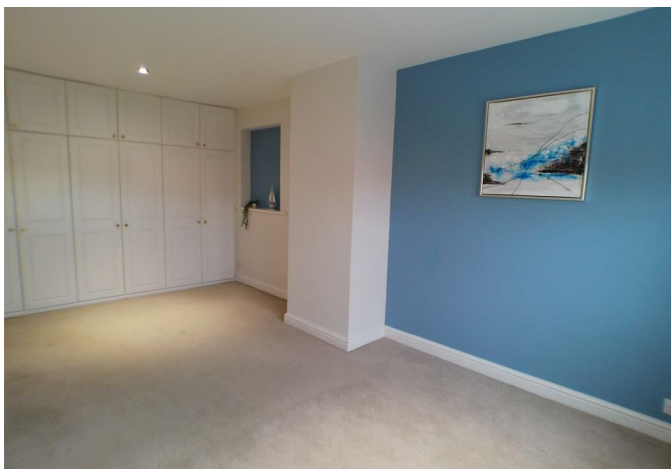
Note

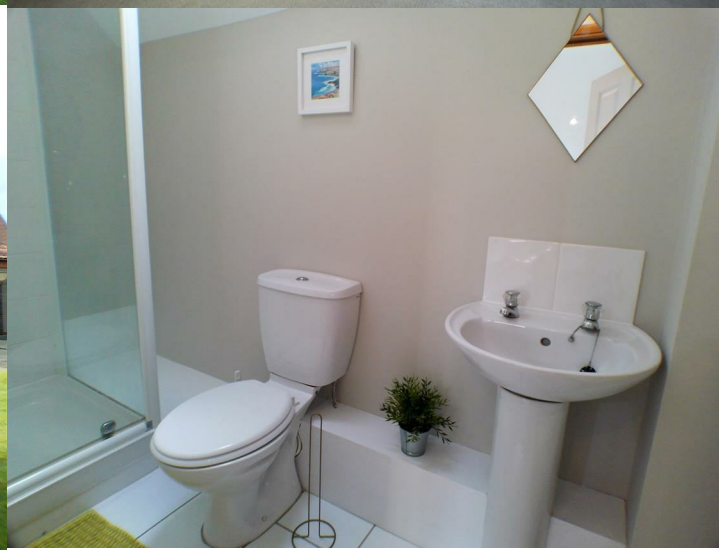
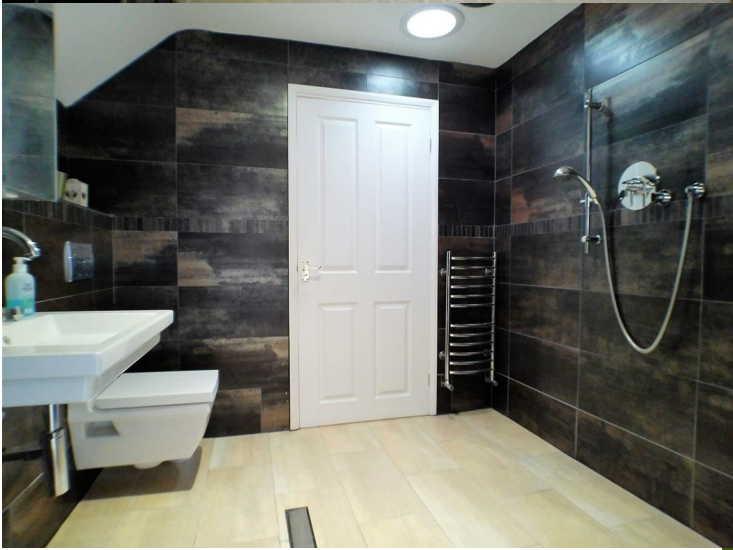
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

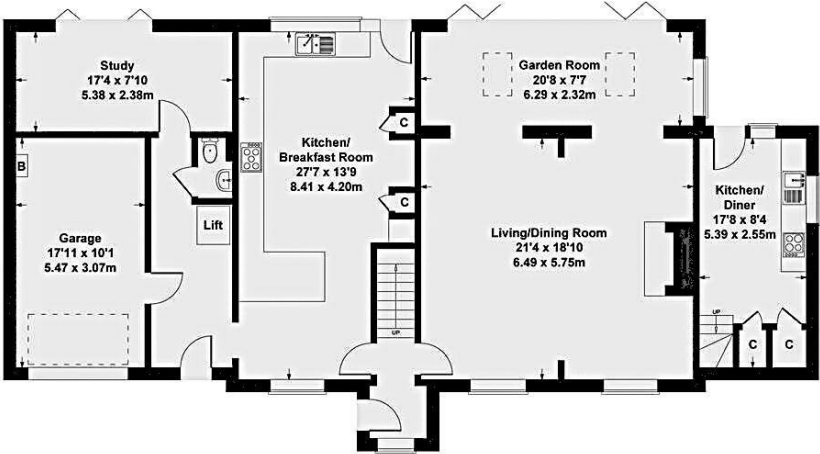
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



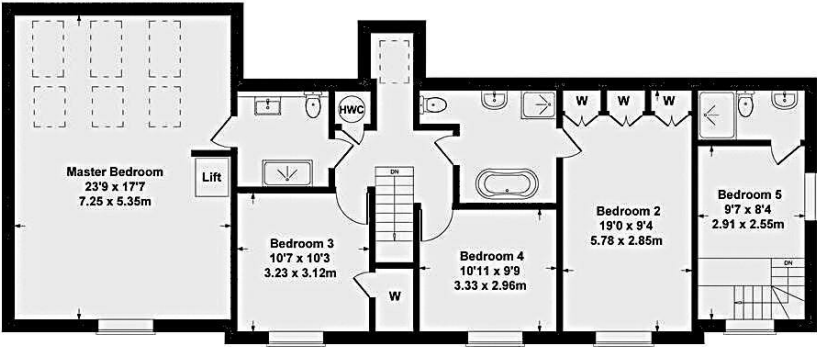


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		74	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

Approximate Gross Internal Area
2863 sq ft - 266 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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