



Top Road
Blidworth MANSFIELD



Top Road Blidworth MANSFIELD NG21 0NR

for sale guide price
£425,000



Property Description

Set within approximately half an acre in a superb semi-rural setting, this beautifully extended 3-bedroom detached home offers a rare opportunity for buyers seeking generous space, and versatile living. Occupying an enviable plot with spacious grounds front and back, the property promises privacy and peace in a truly idyllic location.

Step inside to discover a thoughtfully designed ground floor featuring three reception rooms and a spacious breakfast kitchen. The kitchen is well-equipped with ample storage and an electric Aga range cooker—perfect for culinary enthusiasts. Upstairs, three generously sized bedrooms are complemented by a dedicated office area, a family bathroom, and a practical downstairs shower and pool changing room adjoining the swimming pool.

Outside, the emphasis on luxury and leisure continues. A heated outdoor swimming pool provides a stunning retreat for warm summer days and memorable gatherings. Additional amenities include a garage and outbuildings with a handy shower room, offering extra space and functionality.

Sustainability is a standout feature, thanks to solar panels installed both on the main property and for heating the swimming pool providing notable financial benefits, generating an estimated annual income of up to £2k.

The location further enhances its appeal, with easy access to local amenities including a welcoming pub/restaurant and direct links to the A614. Offered with no onward chain, this home is ready for a smooth move-in!

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entry via UPVC door, two double-glazed

windows to front and side, concrete base, cat flap and finished with concrete floor.

Lounge

12' x 15' (3.66m x 4.57m)

The lounge comprises of two double-glazed windows to front, multi fuel burner in exposed stone surround, UPVC French doors to conservatory/sunroom, stairs to first floor, and solid oak flooring to finish.

Dining Room

23' 1" x 8' (7.04m x 2.44m)

The dining room comprises of double-glazed bay window to the front with French doors to rear, two wall mounted radiators with solid oak flooring to finish.

Kitchen

8' 10" x 21' 11" (2.69m x 6.68m)

The kitchen includes matching wall and base mounted units, ceramic sink and drainer, double-glazed window to rear, UPVC door to sunroom, integrated dishwasher, large aga, spotlights, tiled splashback, solid oak floor into tiled floor to finish.

Study / Storage Area

Additional reception room with open doorway ideal for study or storage, solar panel system, with double glazed window to front and solid oak flooring.

Sunroom

13' 9" x 9' 8" (4.19m x 2.95m)

The sunroom located off the kitchen consists of French doors onto the garden and lounge, UPVC double glazed windows to side and rear and door onto kitchen.

Shower Room

The shower-room situated in outside building is finished with ceramic toilet and wash hand basin, walk-in shower cubicle, double glazed window and UPVC door to side, wall mounted radiator, tiled walls and floor to finish.

Garage

Single Garage with electric up and over door entry, lighting, battery for solar panels, and door to rear.

First Floor Landing

First floor landing with double-glazed window to front and side and carpet flooring to finish.

Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m)

The master bedroom comprising of double-glazed windows to rear, fitted wardrobes and storage, entry to dressing area, with carpeted floor to finish.

Dressing Room

Located off the master bedroom including fitted wardrobes, drawers, and cupboards with UPVC window.

Bedroom Two

16' 3" x 8' (4.95m x 2.44m)

Bedroom two includes double-glazed window to front and rear, wall mounted radiator, and carpeted floor to finish.

Bedroom Three

8' 11" x 10' (2.72m x 3.05m)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Shower Room Two

The shower-room is finished with ceramic wash hand basin, walk-in shower, double glazed window to side, wall mounted towel radiator, UPVC clad splashback in shower, tiled walls and floor to finish.

Toilet

Separate from shower room two and located on first floor the toilet consists of ceramic toilet, tiled walls, double glazed window to side, and vinyl floor to finish.

Outbuildings

The property features a substantial block of outbuildings, including two brick-built storage units. A large, dedicated room houses the pool pump and heating system, with solar panels mounted on the roof to efficiently heat

the swimming pool. There is also a purpose-built sauna. If desired, the purchaser may reconnect it, as it currently requires reinstatement.

Within the block of outbuildings there is a purpose-built sauna. If desired, the purchaser may reconnect it, as it currently requires reinstatement.

Externals

The rear garden is fully enclosed and features a stunning heated swimming pool, which benefits from dedicated solar heating housed in the adjacent pool pump room/outbuilding. Among the outbuildings, you'll find a custom-built sauna, the pool pump room, and two additional storage rooms. There's also a spacious log store and a traditional garden shed.

The garden itself is exceptionally generous, beautifully laid to lawn with a paved patio area, complemented by mature trees and well-established plants. A pedestrian door provides access to the garage, and there's a separate entrance to an outdoor shower and dressing room.

All land extending from the road is part of this property. Historically, planning permission has been sought for an additional dwelling on the grounds. A driveway leads to the garage, and there is an easement in place allowing only one neighbouring property access—though they currently use rear access. All other neighbouring dwellings have independent access routes.









Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209226



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209226 - 0004