



YOUR NEW HOME

Discover a spacious, entertaining haven hidden away in the peaceful, semi-rural village of Huthwaite, at No. 2, Yew Tree Drive.

Tucked away behind fob, keypad and phone operated electric gates, pull off the private road, shared by just five homes, and onto the block paved driveway, where there is parking for seven or eight cars, before arriving at the large, double garage, furnished with electricity and plumbing.

Outside, its handsome and demure façade belies the spaciousness within, furnished with a selection of versatile reception rooms and bedrooms, which can be tailored to your preference.



A WARM WELCOME

Step through the front door and into the broad, bright, and spacious entrance hallway, where lightly toned wooden flooring and soft grey walls set the palette of this contemporary family home. The hallway, an inviting prelude to the house's refined interior, is accentuated by bespoke lighting fixtures that cast a warm glow, enhancing the serene ambiance.

The strategic placement of a large mirror amplifies the natural light flowing through, creating an airy, welcoming space that hints at the meticulous attention to detail evident throughout the residence. A destination in itself, light streams in through a large picture window at the foot of the bespoke glass balustrade staircase.



LIGHT FILLED ROOMS

Along the entrance hallway to the right, take a glimpse into the main bathroom, exquisitely tiled from floor to ceiling in soothing buff shades. Relax and exhale in the expansive bathtub, complete with a television expertly inset within the wall for your ultimate entertainment and leisure. Beneath the sleek, modern twin wash basins, ample shelving is cleverly integrated, alongside a discreetly fitted WC.

Across the hall, discover the practical utility room, offering picturesque views of the meticulously landscaped garden. It is fully equipped with plumbing for both a washer and dryer, and boasts abundant storage space and additional shelving.





A HAVEN FOR ENTERTAINING

Returning to the hallway, sneak a peek at one of the daintiest of the downstairs bedrooms, a versatile room that could serve as a study, where light flows down from a high window. From the hallway, a glazed door opens into the games room and cinema room. Spacious and bright, a wealth of windows invites the sunlight to flow through, filling the space.



ROOM FOR THE FAMILY

Naturally zoned, laminate flooring extends underfoot in the games room to the upper area, with a bespoke bar built in for entertaining.

Carpet cushions underfoot, stepping down into the light filled cinema room, with built-in media wall, where a modern glass fronted fire emanates warmth and welcome, and views out over the garden can be enjoyed.



RELAX & UNWIND

Off the main entrance hall, discover the fourth spacious double bedroom, carpeted underfoot and boasting expansive views out to the meticulously landscaped garden where sunlight bathes the space in natural warmth. A substantial window invites the outdoors in, enhancing the serene atmosphere.



Turning right along the hallway, seek sanctuary in bedroom three, where dove grey carpet and pristine white walls meet, and views extend over the manicured lawn to the rear.

The deep, walk-in wardrobe is fitted with ample hanging rails and custom shelving, perfect for organising your wardrobe essentials. Adjacent, the en-suite provides a haven for rejuvenation, tiled in soothing grey to the walls and floor. It is equipped with a WC, a stylish wash basin, and a curving corner shower, all designed to offer a spa-like experience in the comfort of your own home.





FEAST YOUR EYES

Turning right through part-glazed double doors, you enter the spectacular heart of the home: the open-plan living diner. This culinary haven combines functionality with sheer elegance, presenting an abundance of white cabinetry that ensures every utensil and appliance is tucked away neatly, maintaining a pristine environment.



Above, expansive worktops offer ample space for culinary preparation. The slate grey splashback tiles complement the worktops, creating a harmonious visual flow.

Central to this space is a sociable island breakfast bar, perfect for morning gatherings or casual drinks in the evening. Furthermore, the kitchen is equipped with a high-performance five-gas burner hob and a double oven beneath, ready to cater to both lavish parties and intimate dinners.

WINE & DINE

The dining area serves as a graceful transition between the kitchen and the living area, maintaining the open-plan ethos of the home. French doors within this space open directly onto the garden, seamlessly integrating indoor comfort with the allure of outdoor dining during the warmer months.

Here, the invitation to dine alfresco adds an element of enchantment to every meal shared under the sky's canopy. The area is strategically positioned to harness the natural light that streams through, enhancing both the aesthetic and the ambience, making it an ideal setting for memorable gatherings.





OPEN PLAN LIVING

Progressing into the living area, the ambiance shifts to one of warmth and invitation, underscored by a stunning, contemporary electric, living flame, glass-fronted fire that casts a cosy glow across the room. Full-height windows encapsulate the exterior vistas, effectively drawing the outdoors in and flooding the space with natural light.

The continuity of laminate flooring from the hallway through to this living space ensures a seamless flow, reinforcing the unity of the home's design. This area, designed for relaxation and social engagement, reflects a sophisticated yet comfortable living space, where every detail contributes to a welcoming and stylish environment.





ELEVATE YOUR EXPECTATIONS

From the entrance hall, ascend the open tread carpeted stairs to the first-floor, where the landing unfolds as a bright and inviting area, offering a glimpse of the garden's lush scenery through its expansive windows. This space serves as a gentle transition into the realms of private luxury that await.



The journey continues into the master bedroom. Secluded in a cosy nook, lies the main sleeping area, where a king-size bed can be placed, surrounded by additional storage solutions ingeniously integrated into the eaves, ensuring a clutter-free environment.





A remarkable retreat bathed in natural light from the dual aspect windows; this room is not merely a place to sleep but an expansive suite that begins with a discrete anteroom, ideal for unwinding before retiring to the main sleeping quarters.

The space is vast, with a walk-in wardrobe and more than enough room for a plush sofa arrangement, making it a perfect private lounge.

THE MASTER SUITE

The open plan en-suite is a testament to modern luxury, featuring sleek tiling underfoot, a large bath with a showerhead attachment, and a walk-in shower. All are complemented by a contemporary two-drawer vanity unit with a wash basin and a discreet WC.

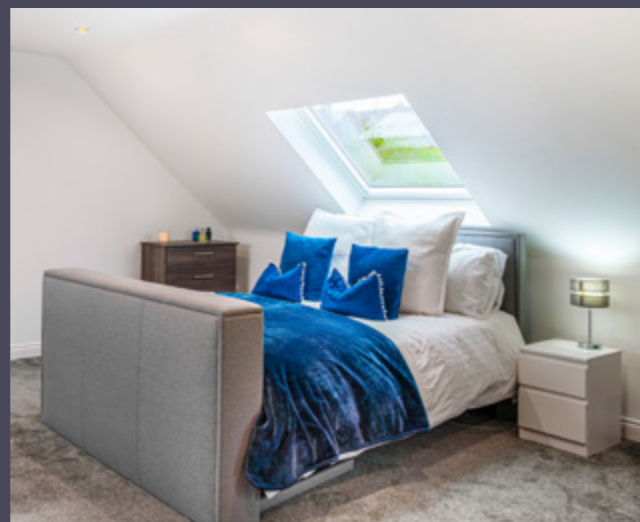




COMFORT & CONVENIENCE

An additional double bedroom graces the upper level of the residence, characterised by its spaciousness and abundant natural light. This chamber is further enhanced by the inclusion of a chic en-suite shower room and a well-appointed dressing room, creating a private haven that combines comfort with convenience.

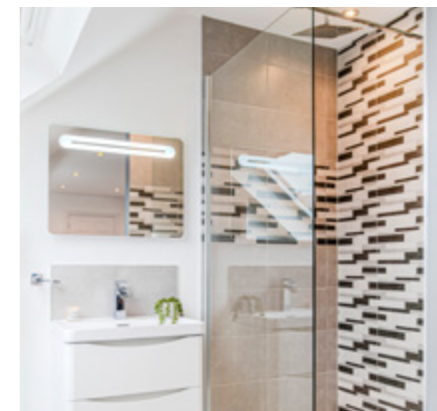
The room's design and layout provide a perfect blend of elegance and functionality, appealing to those who appreciate a sophisticated living space.



BEDROOM BLISS

Descending from this bedroom, one enters a clandestine den area, marked by its dramatic vaulted ceiling and illuminated by Velux windows. This secluded space is currently appointed as a gaming room, offering a perfect escape for entertainment and relaxation.

The architectural design, with its heightened ceilings and strategic window placement, maximises both space and light, making it an ideal area for both leisure and playful indulgence. This hidden gem adds a unique and appealing dimension to the home, enhancing its overall allure.



SUNSHINE & SHADE

Outside, soak up the sunshine in the beautifully landscaped, south facing garden. Safe and secure for children and pets, the garden is sheltered and enclosed by mature hedging. With plenty of space for the children to play on the lawns, the impressive terrace is ideal for entertaining and is fenced from the lawn for those with dogs.

A spacious plot, with two sheds in which to store your gardening essentials, what better way to celebrate the start of the weekend than with a glass of your favourite tippie in the hot tub room in the far corner of the garden?



OUT & ABOUT

Step outside your door at No. 2, Yew Tree Drive, and immerse yourself in the vibrant local offerings of Sutton-in-Ashfield and Mansfield, enveloped by the leafy serenity of nearby parks such as Silverhill Trail, Hilcote Royal Oak Meadow, and Brierley Forest Country Park. Just moments away, Brierley Forest Golf Club beckons golf enthusiasts.

Maintain your wellness at the Lamma Leisure Centre, complete with a swimming pool and fitness complex, and enjoy diverse dining options and fast-food eateries at the nearby McArthurGlen designer outlet, complemented by local pubs serving both gastro and traditional fare. Everyday essentials are easily accessible with local shops including a Co-op, Tesco Express, and Asda.

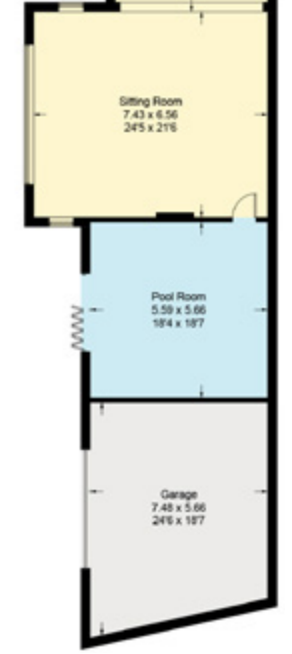
Commuters benefit from convenient train services from Sutton Parkway and Kirkby stations, offering connections to Nottingham. Families will find excellent educational facilities, with Woodland View Primary and Ashfield secondary school nearby.



First Floor



Ground Floor



FLOOR PLAN

Approximate Gross Internal Area = 410.4 sq m / 4417 sq ft.
 Garage = 38.8 sq m / 418 sq ft. Total = 449.2 sq m / 4835 sq ft.
 Illustration For Identification Purposes Only.
 Measurements Are Approximate. Not To Scale.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 73 C | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

Smith & Co.
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To view No. 2, Yew Tree Drive, call our team on 01623 392352 or email info@smithandcoestates.co.uk



scan to view video



[dream.turned.butterfly](https://www.dream.turned.butterfly.com)