



AN ICONIC HOME

Nestled along a private, gated driveway off Mable Avenue, discover the Art and Crafts delights of Sunny Court, a spacious and iconic Joe Searson home, set within around an acre of mature gardens.

Tucked back off the corner where Station Road meets the prestigious Mable Avenue, the private driveway affords plenty of parking, with a turning area and garage, with electric roller door controllable by fob.



Manicured lawns and mature trees provide a buffer of greenery to the front, retaining a sense of peace and privacy from the wider world. Built in 1922 with an endearing arts and crafts aesthetic and complemented by personal touches that lovingly honour the well-known local designer's mother's passion for rose gardens.

Rewired in 2018, whilst retaining the character of the original features, Sunny Court is a home as appealing from within as it is upon approach.



WARMTH & WELCOME

Make your way indoors, into the warmth and welcome of the entrance hall, where plush thick pile carpet flows underfoot, and handsome wood panelling coats the walls. Spacious, light and serene, admire the handsome staircase, as it sweeps up to the left. Stash your coat and shoes in the deceptively spacious storage cupboard before stepping through the door to the right of the entrance, and into the embrace of the dining room.



Formal feasting is softened by the curving bay, fitted with a series of windows and French doors, which draw in an abundance of light, whilst providing instant access out to the patio for pleasant summer days dining alfresco, looking out over the idyllic garden. Work from home in comfort and convenience, in the study, where shuttered windows look out over the garden to the rear, and a traditional tiled fireplace houses an inset log -burning stove.



CHARACTER TOUCHES

Admire the handsome original doors, making your way through into the peaceful and serene living room, where wood panelling infuses the space with character, and showcases the Italian marble fireplace. To either side of the fireplace, above the window seats, ornate stained-glass windows depict floral scenes, a nod to the builder's family connections.





CONTEMPORARY ELEGANCE

Across the hallway, discover the kitchen, where Quartz worktops sparkle beneath the light flowing in through the large windows overlooking the garden and driveway to the front.

With plenty of storage in the handleless cabinets and drawers, this modern kitchen features an array of integrated appliances including double oven, dishwasher, wine cooler, and also has space for a free-standing fridge-freezer, with a five-ring hob inset within the sociable central island, with stainless steel overhead extractor.



VERSATILE SPACES

Off the kitchen, freshen up in the WC with wash basin and heated towel radiator, with boiler cupboard next door. From this rear lobby area, there is also access through to the integral garage, which currently accommodates a sauna, and provides access through to the utility room, with plumbing for a washing machine and dryer and further storage. From here, you can step directly out into the garden.



From the spacious and serene entrance hall, ascend the stunning carved wood staircase, whose velvet lined runner muffles your footfall, and light enters through a stunning arched window on the turn, before arriving at the large and light, first-floor landing, where solid oak panelling surrounds.



LIGHT FILLED LIVING

Large storage cupboards provide plenty of space for all your linen and other items, as light streams in through stained-glass feature windows and a large, double-glazed window overlooking the front.

Discover the first of four spacious double bedrooms off the landing on the left, overlooking the leafy boughs of the mature trees and lush green lawn, and dressed in cheerful buttermilk tones. The original tiled fireplace is a hark to the home's heritage, infusing the room with character.



REST & REST

Returning to the landing, next, on the left, discover light-filled living in bedroom three, where the curving bay window draws in an abundance of natural daylight. Spacious and serene, currently accommodating a four-poster bed, plush cream carpet extends underfoot, with modern, vertical radiators and delightful views out over the rear garden



THE MASTER SUITE

Seek sanctuary in the master suite, where there is plenty of scope for fitted storage, and where enchanting views extend out to the rear, over the trees and lawn. An original, tiled fireplace once again adds comforting warmth, with built-in wardrobes also featuring.





REFRESH & REVIVE

Discover the delights of the guest bedroom, dressed in neutral shades and accommodating a double bed, before stepping onto the herringbone tiles of the bathroom next door, warmed by underfloor heating. Indulge in a relaxing soak in the freestanding bath as your towel warms on the chrome heated towel radiator. There is ample storage in the wall-mounted vanity unit drawers beneath the wash basin.

There is a separate shower and, for added luxury, a contemporary inset log-burning stove within the tiled wall, whilst the WC is conveniently close at hand, next door.





ENGLISH COUNTRY GARDEN

Lawns and gardens wrap around Sunny Court, with a large, handmade shed, insulated with hay, a useful addition to the side of the home. Bathed in sunshine throughout the day, the garden to the rear is predominantly laid to lawn, with a large patio and decking area ideal for soaking up the rays, entertaining and dining alfresco throughout the summer months.





OUTDOOR DELIGHT

A pathway to the side leads to an additional quarter of an acre of land, brimming in potential for development, perhaps as vegetable plots for those keen to grow their own. The large, flat lawn is ideal for children's cartwheels, handstands and ball games, with mature trees perfect for a tree house.

A haven for wildlife; birds, squirrels and hedgehogs are among the frequent visitors. Mature trees include lime, pear and silver birch, with half a dozen apple trees to be found in the orchard.



OUT & ABOUT

Step outside and discover the convenient shops, schools and transport links on your doorstep.

Nearby Sutton in Ashfield offers excellent educational opportunities with Croft Primary School and Ashfield Comprehensive School easily accessible for families. Shopping is convenient with the Idlewells Shopping Centre close by, featuring a mix of well - known retailers, local shops, and a lively market. Additionally, a local Post Office, corner shop and hairdressers provide everyday essentials within easy reach.

For outdoor enthusiasts, Sutton Lawn and Kings Mill Reservoir offer beautiful green spaces perfect for walking, picnicking, and enjoying nature. Keep fit utilising the numerous recreational facilities nearby, including the Lammas Leisure Centre, which offers a swimming pool, gym and sports courts. Meanwhile, for meals out and special occasions, dining options are diverse, with a selection of restaurants, cafés, and traditional pubs close by.

Commuters are conveniently placed, with excellent transport nearby, including Sutton Parkway Station; just a five-minute walk from home, providing regular train services to nearby towns and cities, alongside easy access to the M1.



Thoughtfully designed by prominent local builder Joe Searson, Sunny Court is a home steeped in local history, brimming with characterful oak panelling, original tiled fireplaces and enveloped in extensive gardens offering a serene retreat alongside plenty of privacy.

With its spacious and versatile rooms capable of catering to a variety of lifestyles, Sunny Court is much more than a house, it is a truly exceptional home.

FLOOR PLAN

Approximate Gross Internal Area = 265.6 sq m / 2856 sq ft. Illustration For Identification Purposes Only. Measurements Are Accurate. Not To Scale.



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Smith & Co.
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Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE
To view Sunny Court, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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