



**Plot 2, 122 Cauldwell Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LB**

**New Build £625,000**

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Outstanding New Development
- Exceptional High Specification
- Spacious Living Accommodation
- 4 Double Bedrooms & 3 Bath/Shower Rooms
- Bordering to South Facing Open Countryside
- Only x5 Detached Houses
- Plot 2: Detached House (1980 Sq Ft)
- 2 Reception Rooms & Utility Room
- Open Plan Living/Dining Kitchen
- Resin Driveway & Attached Garage

An outstanding new development of only five detached houses built by Derbyshire based luxury house builder Hurst Homes. The development consists of only x5 four bedroom detached houses (plot 5 already sold) built to a striking traditional design with a mixture of stone and brick elevations finished to a high standard using only skilled craftsmen and quality materials.

Each house comes with an exceptional high specification throughout to include a high energy efficiency rating (B), choice of bespoke kitchen and granite worktop and a choice of tiling and flooring/carpet. There are UPVC flush sash windows and bi-fold doors, fitted wardrobes to the master bedroom, an oak staircase with glass panels, underfloor heating to the ground floor and air to air heating upstairs via an air source heat pump. A more in depth detailed specification list can be found within these particulars.

Plots 2 & 3 offer spacious living accommodation extending to circa 1980 sq ft with four double bedrooms and three bath/shower rooms. The ground floor layout comprises an entrance hall, WC, dining room/study, lounge, utility room and a superb open plan living/dining kitchen with central island. The first floor galleried landing leads to a master bedroom with dressing area and large en suite bathroom comprising a five piece suite. There are three further double bedrooms and two en suite shower rooms – including a Jack & Jill en suite to bedrooms 3 & 4.

Externally, each plot benefit from a south facing rear garden. Plot 2 has landscaped front and rear gardens comprising fully laid turf, large patio areas, a resin driveway providing ample off road parking and a good sized attached garage extending to 236 sq ft.

Plot 2 anticipated build completion is July 2024.

The development is positioned on old Cauldwell Road, conveniently located for easy access to amenities, Kings Mill Hospital, the A38, M1, Mansfield, and the surrounding areas.

This is an exciting opportunity to purchase one of the finest new homes you can buy in the area. For further information and to arrange a viewing please call the office.

AN OPEN FRONTED CANOPY STORM PORCH PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

15'10" x 8'2" max (4.83m x 2.49m max)

#### **WC**

5'5" x 3'0" (1.65m x 0.91m)

#### **DINING ROOM/STUDY**

10'7" x 10'3" (3.23m x 3.12m)

#### **LOUNGE**

14'0" x 13'8" (4.27m x 4.17m)

#### **OPEN PLAN FAMILY LIVING/DINING KITCHEN**

31'6" x 18'11" max (9.60m x 5.77m max)

#### **UTILITY ROOM**

8'8" x 5'5" (2.64m x 1.65m)

#### **FIRST FLOOR GALLERIED LANDING**

17'9" x 6'5" (5.41m x 1.96m)

#### **MASTER BEDROOM 1**

14'4" max x 11'6" (4.37m max x 3.51m)

#### **DRESSING AREA**

8'8" x 6'10" (2.64m x 2.08m)

#### **EN SUITE BATHROOM**

11'10" x 10'11" (3.61m x 3.33m)

#### **BEDROOM 2**

13'9" x 12'0" max (4.19m x 3.66m max)

#### **EN SUITE SHOWER ROOM**

7'4" x 3'7" (2.24m x 1.09m)

#### **BEDROOM 3**

12'6" x 12'4" (3.81m x 3.76m)

#### **JACK & JILL EN SUITE SHOWER ROOM**

10'7" x 4'0" (3.23m x 1.22m)

#### **BEDROOM 4**

10'6" x 9'9" (3.20m x 2.97m)

#### **ATTACHED GARAGE**

19'7" x 11'10" (5.97m x 3.61m)

#### **SPECIFICATION**

## **BUILDING & SHELL**

- Heritage bricks
- Stone surround on windows to plots 1 & 4, brick detail to plots 2 & 3
- UPVC flush sash windows and bi-fold doors (A rated)
- Solidor doors
- Electric garage doors
- All latest standard insulation
- High energy efficiency rating B

## **KITCHEN & UTILITY**

- Choice of bespoke kitchen
- Granite work surfaces
- Integrated electric oven
- Integrated combi microwave oven
- Integrated induction hob or gas
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

## **BATHROOMS & EN SUITES**

- Contemporary sanitaryware complemented by chrome fittings
- Free standing resin baths
- Choice of tiles - full height in both
- Motion sensor secondary lighting
- Extractor

## **JOINERY**

- Fitted wardrobes to master bedroom
- Internal oak doors
- Oak staircase with glass panels
- 90mm architrave
- 150mm skirting
- Oak external porches

## **ELECTRICAL**

- LED lighting throughout
- Brushed chrome sockets throughout
- Burglar alarm
- External lighting (time set)

## **HOT WATER HEATING**

- Air source heating pump
- Solar thermal
- Underfloor heating - ground floor
- Air to air heating - first floor

## **EXTERNAL LANDSCAPING**

- Fully turfed gardens
- Large patio areas and wrap around paths
- Resin bound driveways

## **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

Mains electricity and water are connected. Underfloor heating to the ground floor and air to air heating upstairs via an air source heat pump. Drainage to a BioDisc treatment plant.

## **MORTGAGE ADVICE**


Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.


## **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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