



**Oak View, Budby Road, Cuckney, Mansfield,  
Nottinghamshire, NG20 9NQ**

**Offers In The Region Of £625,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Residence
- 4 Double Bedrooms + Office/Bedroom 5
- Open Plan Living/Dining Kitchen & Utility
- Underfloor Heating to GF & FF
- Rear Garden & Driveway with Turning Space
- Renovated to a High Standard
- 2 En Suites & Family Bathroom
- Magnificent Open Plan Reception Room
- Natural Ventilation System/Heat Recycling
- Lovely Village Setting close to A60

A rare opportunity to acquire this former village shop converted into a spacious detached family residence of high calibre finished to an exceptional high standard throughout, positioned just off the A60 on Budby Road adjacent to the charming Greendale Oak pub.

The property has undergone a comprehensive level of renovation both internally and externally, and now boasts a spacious layout of accommodation spanning over two floors extending to just over 2000 sq ft with 2.9m ceiling heights to the ground floor and 2.7m ceiling heights upstairs. The property has a high level of quality fixtures and fittings throughout to include air source heating with underfloor heating to both the ground and first floors, contemporary kitchen and bathrooms, high quality flooring to include herringbone karndean flooring throughout the ground floor and NVCR – Natural Ventilation System with Heat Recycling. Natural ventilation with heat recycling is an energy-efficient method of ventilating a building by utilising the principles of natural airflow while capturing and reusing heat generated within the building. This approach aims to maintain a comfortable indoor environment while minimising the need for mechanical heating and cooling systems, which can significantly reduce energy consumption and costs.

The layout of living accommodation comprises a magnificent 7m x 5.7m open plan reception room with bespoke, full height, hardwood double glazed sash windows extending across the full width of the room. There is an inner hallway, cloakroom/WC, side entrance lobby, utility room and a stunning open plan living/dining kitchen with large island, integrated appliances, quartz worktops and 4.4m bi-fold doors open out to the rear garden. The first floor galleried landing leads to a master bedroom with en suite, three further double bedrooms, a second en suite, an office/bedroom 5 and a family bathroom with bath and separate shower.

Overall, this is a unique home and viewing is highly recommended.

## OUTSIDE

A long tarmacadam driveway to the side provides ample off road parking leading to further parking and a turning area at the rear. The driveway and rear garden are enclosed by laurel bushes to the side and contemporary horizontal fitted fencing to the rear which extends to the other side. There is a Vaillant air source heat pump, a rendered undercover seating/storage area with lighting both inside and on the outside and two adjoining outhouses. The garden area includes a patio and lawn with block paved border.

AN OPEN FRONTED STORM PORCH LEADS TO AN OBSCURE GLAZED FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## OPEN PLAN LOUNGE/DINING ROOM

23'2" x 18'11" (7.06m x 5.77m)

A most delightful open plan reception room with 2.9m high ceiling. With herringbone karndean flooring, underfloor heating, four feature wall light points, six ceiling spotlights, two ceiling roses, two double glazed windows to the side elevation and six large, double glazed sash windows to the front elevation.

## INNER HALLWAY

13'5" x 6'0" (4.09m x 1.83m)

With herringbone karndean flooring, underfloor heating, four ceiling spotlights and dog leg staircase rising up to the first floor landing.

## OPEN PLAN LIVING/DINING KITCHEN

23'8" x 21'0" (7.21m x 6.40m)

A stunning open plan living/dining kitchen with 2.9m high ceiling and 4.4m contemporary aluminium bi-fold doors leading out onto the rear garden. The kitchen features high quality contemporary shaker cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by quartz work surfaces. There is a large double and single larder unit with ample shelving and additional base units beneath. Integrated single electric oven and separate microwave oven. Integrated five ring induction hob with built-in chimney and inset extractor above. Integrated fridge/freezer. There is a large island with three feature lights above, ample space for stools underneath on two sides, further base units, bin storage drawer, an integrated dishwasher, matching quartz work surfaces and an inset 1 1/2 bowl ceramic sink with pull down chrome swan neck mixer tap. Herringbone karndean flooring, underfloor heating, original coving to ceiling, ample ceiling spotlights, three further light points either side of three velux roof windows to the rear elevation and double glazed window to the side elevation.

## CLOAKROOM/WC

6'0" x 2'10" (1.83m x 0.86m)

Having a modern two piece white suite comprising a wall hung WC with enclosed cistern and tiled area. Corner vanity unit with inset wash hand basin with chrome mixer tap, tiled splashbacks and storage cupboard beneath. Herringbone Karndean flooring, underfloor heating and two ceiling spotlights.

## SIDE ENTRANCE LOBBY

6'6" max x 6'2" (1.98m max x 1.88m)

With herringbone karndean flooring, underfloor heating, built-in cupboards housing the consumer unit, underfloor heating manifold, composite entrance door and built-in plant room housing the pressurised hot water cylinder.

## UTILITY

6'0" x 6'0" (1.83m x 1.83m)

A continuation from the kitchen, having matching wall and base units complemented by quartz work surfaces and an inset ceramic sink with brushed stainless steel mixer tap. Space

and plumbing for a washing machine and space for a tumble dryer. Herringbone Karndean flooring, underfloor heating, four ceiling spotlights and double glazed window to the side elevation.

### FIRST FLOOR GALLERIED LANDING

14'6" max x 11'6" (4.42m max x 3.51m)  
With four ceiling spotlights and loft hatch.

### MASTER BEDROOM 1

13'11" x 12'5" (4.24m x 3.78m)  
A large master bedroom with ceiling lantern, five ceiling spotlights, underfloor heating and double glazed window to the rear elevation.

### EN SUITE

7'8" x 4'10" (2.34m x 1.47m)  
Having a modern three piece white suite with black matte fittings comprising a tiled shower enclosure with wall mounted rainfall shower plus additional wall mounted shower attachment. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Fitted mirror above the sink with touch screen LED inset lighting. Wall hung wash hand basin with enclosed cistern. Modern, fully tiled walls and floor, electric heated towel rail, four ceiling spotlights and useful recessed shelving area.

### BEDROOM 2

10'9" x 10'7" (3.28m x 3.23m)  
A good sized second double bedroom with underfloor heating, two wall light points and double glazed window to the rear elevation.

### EN SUITE

7'6" x 2'10" (2.29m x 0.86m)  
Having a modern three piece white suite comprising a tiled shower enclosure with wall mounted rainfall shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Fitted mirror above the sink with touch screen LED inset lighting. Wall hung wash hand basin with enclosed cistern. Modern, fully tiled walls and floor, electric heated towel rail and four ceiling spotlights.

### BEDROOM 3

11'6" max x 11'4" (3.51m max x 3.45m)  
A third double bedroom, with underfloor heating, two wall light points and two double glazed windows to the front elevation.

### BEDROOM 4

11'4" x 9'9" (3.45m x 2.97m)  
A fourth double bedroom, with underfloor heating, two wall light points and two double glazed windows to the front elevation.

### OFFICE/BEDROOM 5

9'6" x 8'1" (2.90m x 2.46m)  
Currently utilised as an office, with underfloor heating and double glazed window to the side elevation.

### FAMILY BATHROOM

8'11" max x 7'11" (2.72m max x 2.41m)  
Having a modern and contemporary four piece white suite with black matte fittings comprising a bathtub with wall mounted mixer tap and recessed shelf above with inset lighting. Separate tiled shower enclosure with wall mounted shower plus additional wall mounted shower attachment. Oval shaped wash hand basin with wall mounted mixer tap mounted on a fitted work surface with storage drawer and shelf beneath. Wall hung WC with enclosed cistern. Modern, marble style tiled walls throughout, tiled floor, electric heated towel rail and five ceiling spotlights.

### UNDERCOVER SEATING/STORAGE AREA

18'2" x 4'6" (5.54m x 1.37m)  
With modern cladding to all walls, two double power points and four wall light points and two external light points.

### BIKE STORE

5'8" x 3'0" (1.73m x 0.91m)  
An adjoining outhouse ideal for bike store.

### GARDEN STORE

5'8" x 3'0" (1.73m x 0.91m)  
A second outhouse ideal for a garden store.

### 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 water, electricity and drainage are connected. Air source heating with underfloor heating to both the ground and first floors.

### 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.























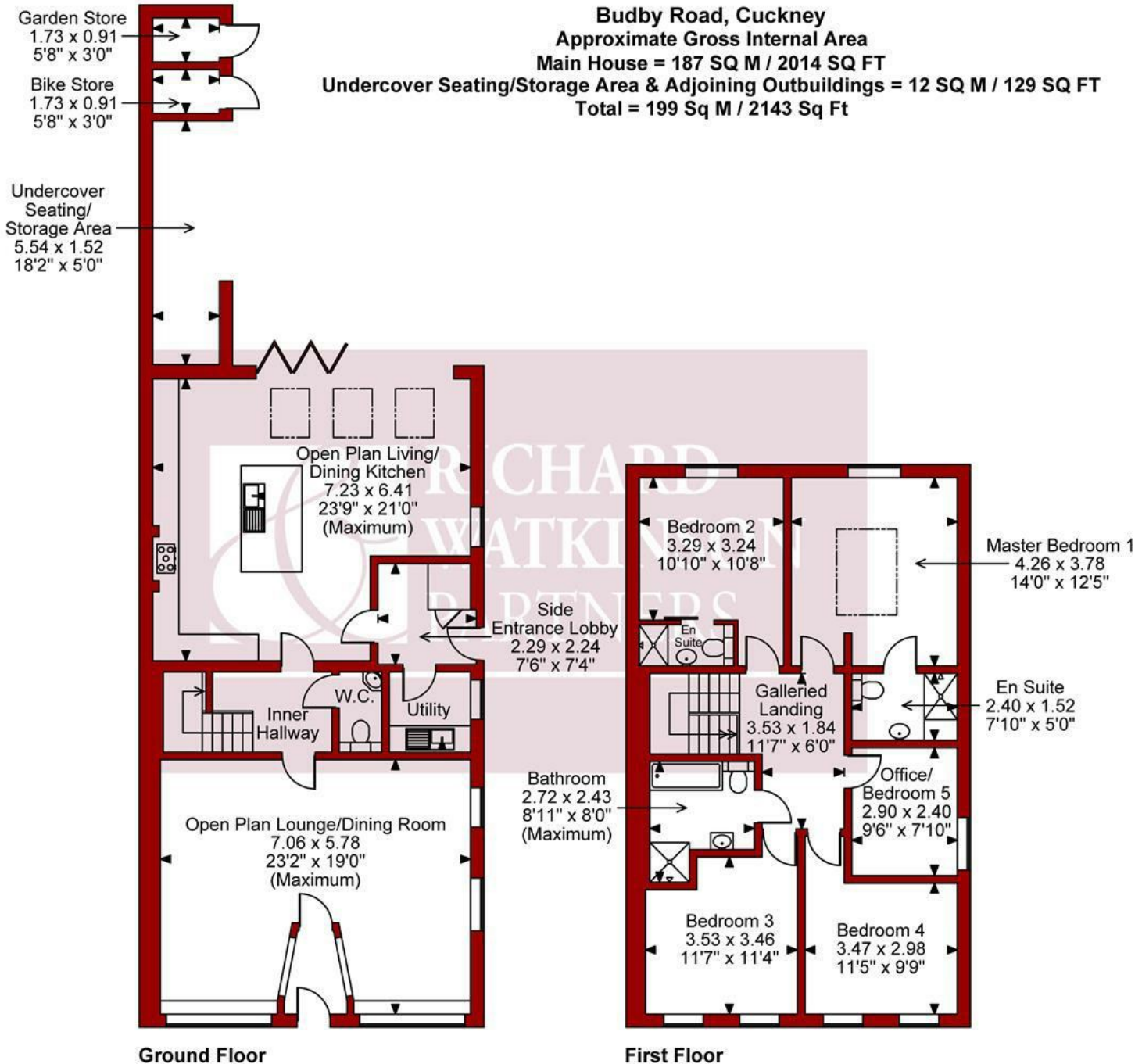






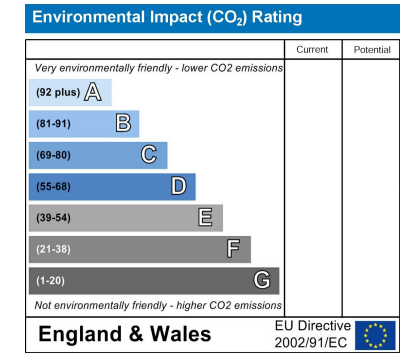
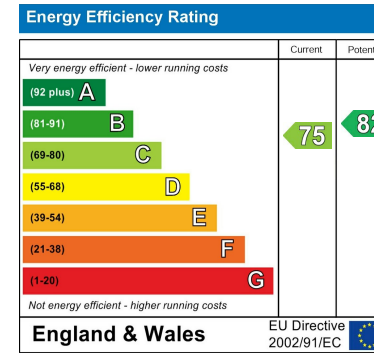
**Budby Road, Cuckney**  
**Approximate Gross Internal Area**

**Main House = 187 SQ M / 2014 SQ FT**  
**Undercover Seating/Storage Area & Adjoining Outbuildings = 12 SQ M / 129 SQ FT**  
**Total = 199 Sq M / 2143 Sq Ft**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



*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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