



**Pippin Lodge, Rose Cottage Drive, Huthwaite,
Sutton-in-Ashfield, Nottinghamshire, NG17
2RU**

Offers In The Region Of £550,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Impressive Detached Family Bungalow
- 4 Double Bedrooms
- 3 Reception Rooms
- Huge Block Paved Driveway
- Superb Large Plot (0.30 Acres)
- Spacious Accommodation: 2128 Sq Ft
- 2 En Suites & Family Bathroom
- Underfloor Heating Throughout
- Substantial Integral Double Garage
- South Facing Landscaped Rear Garden

We are delighted to present to the market this impressive and spacious four bedroom detached family bungalow occupying a large plot approaching one third of an acre with a south facing rear garden and a substantial integral double garage.

Pippin Lodge was individually designed and completed in 2005, situated in a lovely position off Common Road accessed down a shared private driveway with only four other detached bungalows. The property is presented in excellent condition and boasts a spacious layout of living accommodation extending to circa 2128 sq ft with gas underfloor heating throughout and UPVC double glazing. There is a large, L-shaped entrance hallway, dining room, sitting room with French doors, lounge with log burner and French doors, kitchen, utility, master bedroom with fitted wardrobes and en suite, a second bedroom also with fitted wardrobes and en suite, two further bedrooms both with fitted wardrobes and a family bathroom with a bath and separate shower.

OUTSIDE

Pippin Lodge occupies a large, south facing plot extending to circa 0.30 of an acre, set down a shared private driveway with only four other detached bungalows. The property has a substantial block paved driveway frontage with ample turning space providing off road parking for numerous vehicles leading to a substantial integral double garage/workshop with a remote controlled electric door. There is an additional tarmac driveway space to the side of the garage ideal for housing a motorhome. There are front garden areas to each side laid to slate chippings with a bin storage area to one side and gates to each side of the property providing access to the side and rear. To the rear of the property, there is a superb, south facing, landscaped garden, including a substantial low retaining walled boundary which extends the full width of the property. There is a large veranda (7.8m x 3.7m) which provides a lovely outdoor entertaining space adjacent to a large, paved patio which continues to the side of the property where there is a shed, log store and a wide path with gate at the end leading to the front. Steps beyond the veranda leads to a pathway which leads to large workshop equipped with power and light, and lovely mature garden mainly laid to lawn with various planting sections with slate chippings and a variety of plants, shrubs and a path leads to a private, sheltered seating area surrounded by established trees. A picket fence and gate opens to a low maintenance gravel garden with paths, a shed and summerhouse. To the other side of the property, there is a substantial, raised paved patio on two levels and a gate at the end leads to the front.

AN OPEN FRONTED STORM PORCH WITH LIGHT POINT LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

40'8" x 9'2" max (12.40m x 2.79m max) (Plus 15'6" x 3'10"). A substantial, L-shaped entrance hallway, with loft hatch with ladder attached, built-in storage cupboard, separate cloaks cupboard and an airing cupboard housing the pressurised hot water cylinder and underfloor heating manifold. Laminate floor, seven LED ceiling spotlights, laminate floor and underfloor heating.

LOUNGE

24'2" x 12'8" (7.37m x 3.86m)

A large and delightful reception room, featuring a feature fireplace with inset log burner, polished granite hearth and oak surround, mantle above, four display shelving areas and two double glazed windows to the side elevation. Laminate floor, underfloor heating, coving to ceiling, two further double glazed windows to the side elevation and French doors leading out onto the south facing rear garden.

SITTING ROOM

13'3" x 10'8" (4.04m x 3.25m)

With coving to ceiling, laminate floor, underfloor heating and French doors leading out onto the large decked veranda.

DINING ROOM

19'2" x 8'6" (5.84m x 2.59m)

With laminate floor, underfloor heating, six ceiling spotlights and two double glazed windows to the front elevation.

KITCHEN

18'10" x 10'6" (5.74m x 3.20m)

Having contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by quartz effect work surfaces. Inset 1 1/2 bowl sink with drainer and chrome swan neck mixer tap. Free standing Belling range cooker with three ovens, a tray drawer, five ring induction hob and matching Belling extractor hood above. Integrated fridge/freezer and dishwasher. Cushioned vinyl floor, underfloor heating, contemporary tiled splashbacks, ample LED ceiling spotlights, two double glazed windows to the rear elevation and double glazed rear door leading out onto the large decked veranda.

UTILITY

9'0" x 5'2" (2.74m x 1.57m)

Having wall and base units, work surfaces and inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Tiled floor, underfloor heating, double glazed window to the front elevation and personal door to the double garage.

MASTER BEDROOM 1

19'8" x 12'7" (5.99m x 3.84m)

A large master bedroom, having two sets of double fitted wardrobes with hanging rails and shelving. Underfloor heating, ten LED ceiling spotlights and two double glazed windows to the rear elevation.

EN SUITE

6'9" x 5'10" (2.06m x 1.78m)

Having a modern three piece white suite comprising a shower enclosure with rainfall shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboard and drawers beneath. Low flush WC with enclosed cistern. Tiled walls, underfloor heating, heated towel rail, ample LED ceiling spotlights and obscure double glazed window to the rear elevation.

BEDROOM 2

19'8" max x 11'0" (5.99m max x 3.35m)

A spacious and dual aspect double bedroom, having fitted wardrobes with hanging rail and shelving. Parquet floor, six ceiling spotlights, underfloor heating and double glazed windows to the side and rear elevations.

EN SUITE

7'11" x 6'2" (2.41m x 1.88m)

Having a tiled shower enclosure. Vanity unit with inset wash hand basin with storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, underfloor heating, heated towel rail, ample ceiling spotlights and obscure double glazed window to the side elevation.

BEDROOM 3

12'11" x 9'3" (3.94m x 2.82m)

A third double bedroom, having fitted wardrobes with hanging rail and shelving. Parquet floor, underfloor heating, five ceiling spotlights and double glazed window to the front elevation.

BEDROOM 4

12'3" x 8'9" (3.73m x 2.67m)

Having fitted wardrobes with hanging rail and shelving. Parquet floor, underfloor heating, five ceiling spotlights and double glazed window to the side elevation.

FAMILY BATHROOM

11'4" x 8'6" (3.45m x 2.59m)

Having a roll top bath. Separate tiled shower enclosure. Vanity unit with inset wash hand basin with extensive work surfaces to the side and ample storage cupboards and drawers beneath. Low flush WC with enclosed cistern. Heated towel rail, fully tiled walls, six ceiling spotlights and obscure double glazed window to the front elevation.

SUBSTANTIAL INTEGRAL DOUBLE GARAGE/WORKSHOP

23'0" max x 21'5" (7.01m max x 6.53m)

Workshop area with extensive shelving and racking. Ample power and light and light points. Wall mounted Worcester Bosch gas central heating boiler. Remote controlled electric up and over door. Obscure UPVC double glazed window to the side elevation and loft hatch with ladder attached leads to a boarded loft. Personal door to the utility.

VERANDA

25'10" x 12'4" (7.87m x 3.76m)

A substantial, south facing veranda with decked floor, double power point and inset lighting offering a really pleasant place to entertain family and friends.

LARGE WORKSHOP

19'5" x 9'10" (5.92m x 3.00m)

Equipped with power and light, including several double power points and five fluorescent light points. Ample shelving space, pitched roof and windows to the front elevation with pleasant aspects of the garden.

SUMMERHOUSE

8'0" x 7'10" (2.44m x 2.39m)

With cushioned vinyl floor, double power point, two windows and French opening doors to the front elevation.

SHED 1

7'9" x 5'9" (2.36m x 1.75m)

With pitched roof and window to the side elevation.

SHED 2

6'9" x 4'11" (2.06m x 1.50m)

With pitched roof and window to the side elevation.

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

All mains services are connected.

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.























Rose Cottage Drive, Huthwaite

Approximate Gross Internal Area

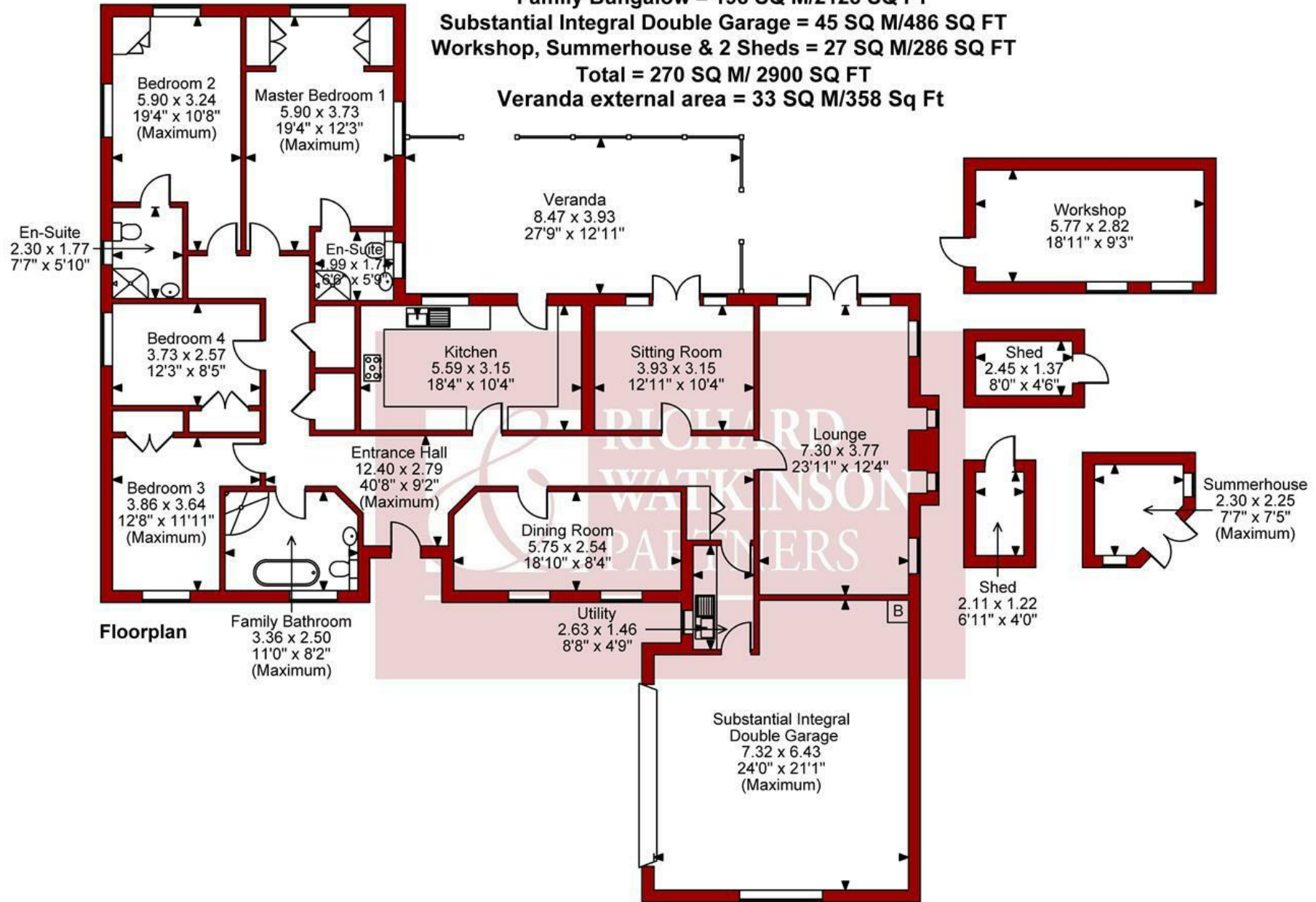
Family Bungalow = 198 SQ M/2128 SQ FT

Substantial Integral Double Garage = 45 SQ M/486 SQ FT

Workshop, Summerhouse & 2 Sheds = 27 SQ M/286 SQ FT

Total = 270 SQ M/ 2900 SQ FT

Veranda external area = 33 SQ M/358 Sq Ft



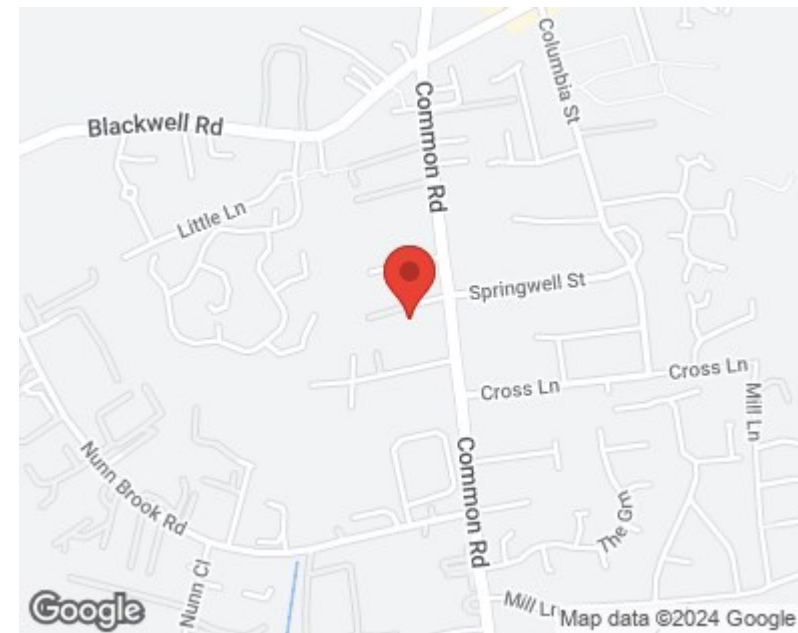
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		



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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