



**The Corner House, 4a Dale Lane, Blidworth,
Mansfield, Nottinghamshire, NG21 0TG**

£489,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- 4 Double Bedrooms
- Large Open Plan Living/Dining/Kitchen
- Underfloor Heating to GF
- Large Block Paved Drive & Integral Garage
- Individually Designed & Built in 2019
- 2 En Suites & Family Bathroom
- Snug with 4m Vaulted Ceiling
- Good Sized Corner Plot (0.20 Acres)
- South Facing Landscaped Rear Garden

An individually designed, modern and spacious four bedroom detached house occupying a good sized corner plot (0.20 acres) with a south facing rear garden, set back behind remote controlled electric gates in a central village location within walking distance to amenities.

The Corner House was built in 2019 to a high specification throughout with underfloor heating to the ground floor, and provides spacious family living accommodation extending to just over 2,000 sq ft.

The ground floor layout comprises an entrance hall, downstairs WC and a utility room. There is a large, 9m dual aspect open plan living/dining room featuring a beautifully appointed brick fireplace with dual log burner and a good sized, modern, open plan kitchen/breakfast room with island and integrated appliances. Returning to the living space, bi-fold doors either side of the fireplace open to a bright and airy, triple aspect, snug which features a 4m high vaulted ceiling. The first floor galleried landing leads to a master bedroom with a fitted walk-in wardrobe and an en suite. There are three further spacious double bedrooms, a second en suite and a family bathroom. The property has UPVC double glazing with tinted glass to the ground floor south facing rear windows and to the large side window in the snug. There is gas central heating with underfloor heating to the ground floor (radiators upstairs and electric underfloor heating to the en suites and bathroom).

OUTSIDE

The Corner House occupies a good sized corner plot extending to circa 0.20 of an acre, set back from Dale Lane behind an established hedgerow boundary frontage which extends round to the side and rear of the property boundary. Remote controlled electric gates open onto a large block paved driveway and integral garage providing off road parking for numerous vehicles. The front garden to the side is laid to slate chippings with a shed, and gates to each side of the property provide access to the rear garden. To the rear of the property, there is an enclosed, south facing, landscaped garden featuring a substantial L-shaped patio which extends across the full width of the property with a low retaining walled boundary. Beyond here, steps lead up to a raised lawn with low, vertical sleepers to the borders with established hedgerow and trees to the far boundaries.

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

ENTRANCE HALL

16'2" x 8'3" (4.93m x 2.51m)

With LVT flooring, underfloor heating, ceiling spotlights, understairs storage cupboard and stairs to the first floor galleried landing.

DOWNSTAIRS WC

4'8" x 2'6" (1.42m x 0.76m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Corner vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Part tiled walls, LVT flooring, underfloor heating and extractor fan.

OPEN PLAN LIVING/DINING ROOM

29'11" x 12'2" (9.12m x 3.71m)

A wonderful, triple aspect, open plan living and dining space with beautifully appointed feature brick fireplace with dual log burner with the adjacent snug, LVT flooring, underfloor heating, ample ceiling spotlights, double glazed windows to the front and rear elevations, French doors lead out onto the south facing rear garden, and bi-folding doors either side of the fireplace leads to:

SNUG

17'4" x 10'0" (5.28m x 3.05m)

A lovely, triple aspect living space with 4m vaulted ceiling and large windows to two sides and French doors leading out onto the south facing rear garden allowing an abundance of daylight into the room. There is a beautifully appointed brick fireplace with dual log burner with the adjacent living/dining room, LVT flooring and underfloor heating.

OPEN PLAN KITCHEN/BREAKFAST ROOM

23'1" x 16'7" (7.04m x 5.05m)

A superb open plan kitchen/breakfast room, open plan to the living/dining room offering a fantastic family living and sociable space. The kitchen features a comprehensive range of modern, high quality, high gloss cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap and contemporary tiled splashbacks. Integrated Neff cooking appliances include a single oven, separate combination microwave oven and a warming drawer. Integrated full height fridge and separate integrated full height freezer. Integrated dishwasher. There is a T-shaped island with further base units and drawers, including pan drawers, quartz work surfaces, integrated Neff induction hob and ceiling mounted stainless steel extractor hood above. There is also a fitted breakfast bar to the island in Butcher's block waterfall work surface with space for stools beneath on both sides. LVT flooring, underfloor heating, ample ceiling spotlights, double glazed french doors leading out onto the rear garden, additional side entrance door and double glazed window to the rear elevation.

UTILITY

10'3" x 4'5" (3.12m x 1.35m)

Having modern high gloss wall and base units, work surfaces and an inset circular stainless steel sink with mixer tap. Tiled splashbacks, LVT flooring, underfloor heating, personal door through to the garage and obscure double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

25'1" max x 7'9" (7.65m max x 2.36m)

A superb and spacious first floor galleried landing with radiator, six ceiling spotlights, double glazed window to the front elevation and loft hatch with ladder attached leads to a boarded loft with lighting and shelving.

MASTER BEDROOM 1

16'4" into wardrobes x 12'3" (4.98m into wardrobes x 3.73m)

A spacious master bedroom, having a fitted walk-in wardrobe with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the rear elevation.

EN SUITE

6'4" x 5'3" (1.93m x 1.60m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC. Tiled floor, electric underfloor heating, part tiled walls, chrome heated towel rail, wall mounted cabinet with mirror frontage doors, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

11'6" x 10'3" (3.51m x 3.12m)

A second good sized double bedroom, having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the front elevation.

EN SUITE

10'11" x 3'11" (3.33m x 1.19m)

(6'3" into door reveal). Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower and an additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung low flush WC with enclosed cistern. Tiled floor, electric underfloor heating, part tiled walls, chrome heated towel rail, wall mounted cabinet with mirror frontage doors, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 3

12'4" x 11'8" (3.76m x 3.56m)

A third double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 4

12'4" x 11'8" (3.76m x 3.56m)

A fourth double bedroom, with radiator and double glazed window to the front elevation.

FAMILY BATHROOM

14'7" max x 6'6" (4.45m max x 1.98m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with rainfall shower and an additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, electric underfloor heating, part tiled walls, chrome heated towel rail, wall mounted cabinet with mirror frontage doors, extractor fan and obscure double glazed window to the side elevation.

INTEGRAL GARAGE

17'9" x 9'9" (5.41m x 2.97m)

Equipped with power and light. Remote controlled electric up and over door. Personal door through to the utility room.

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 07817-283-521.

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.







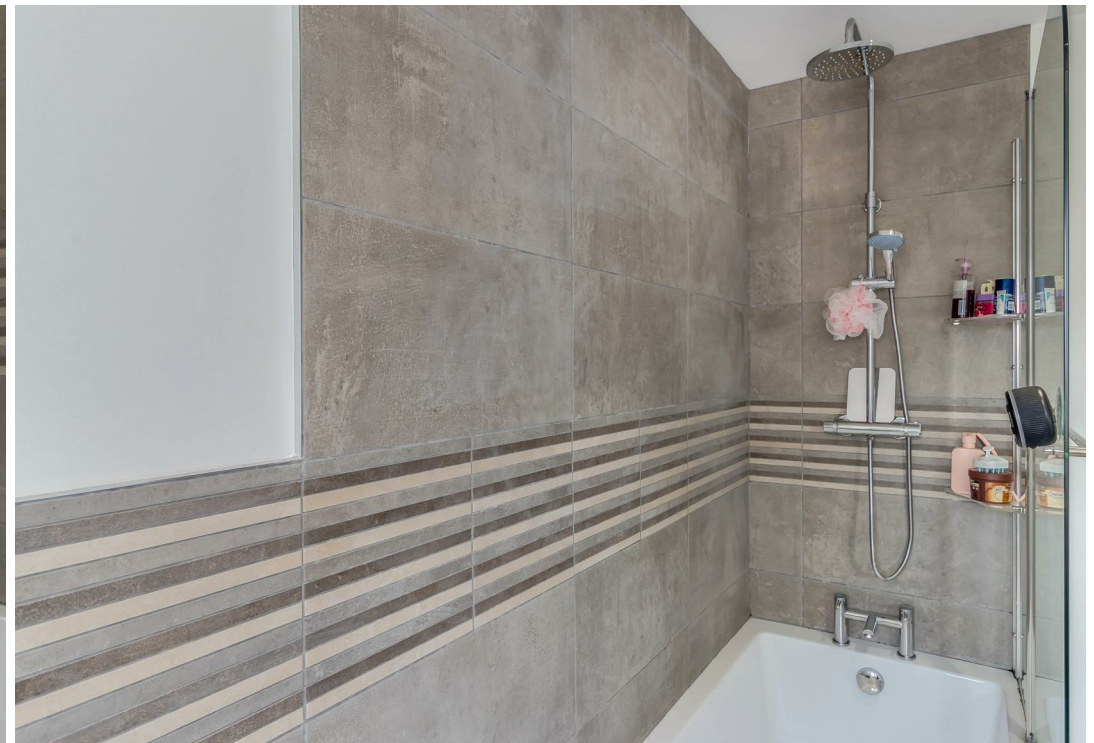










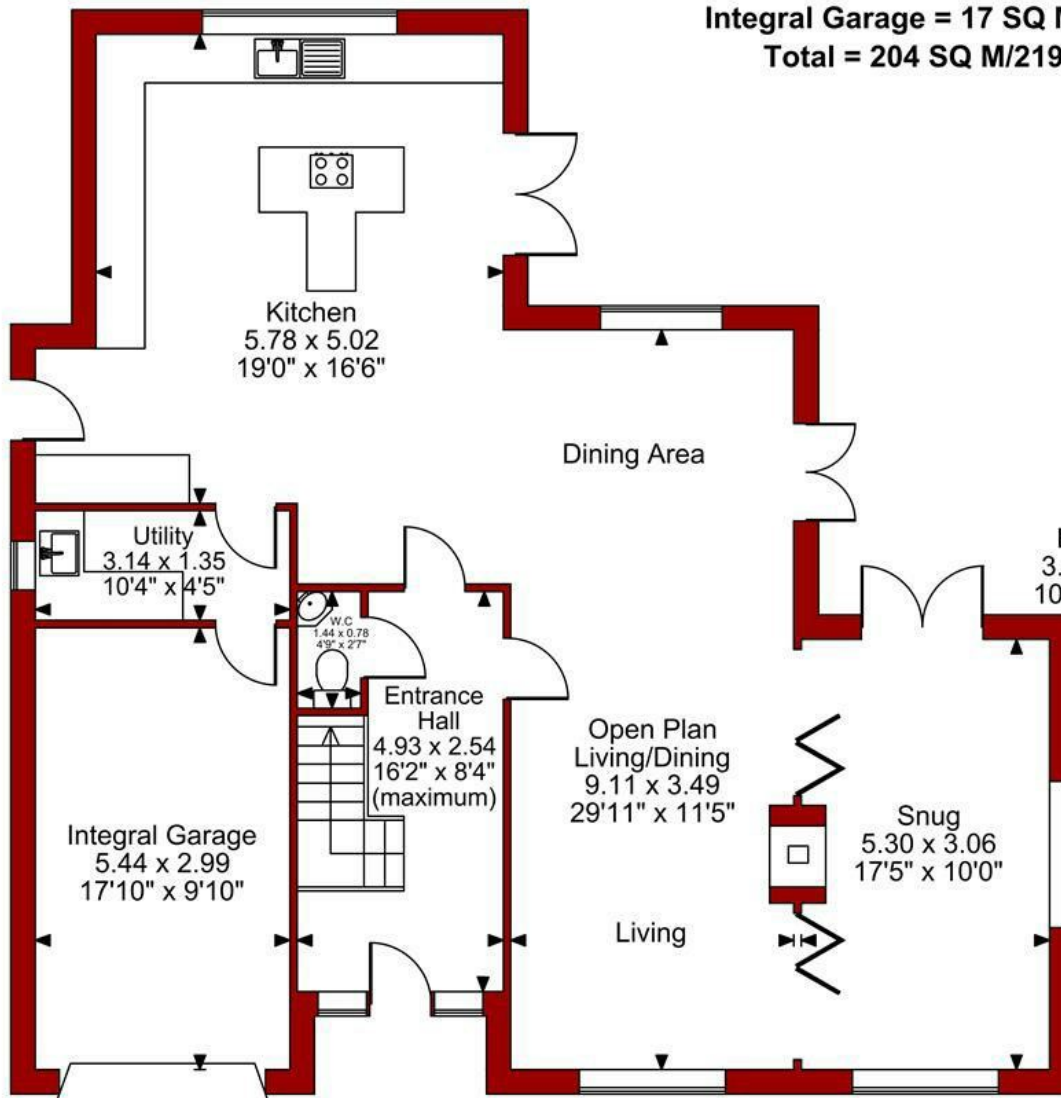




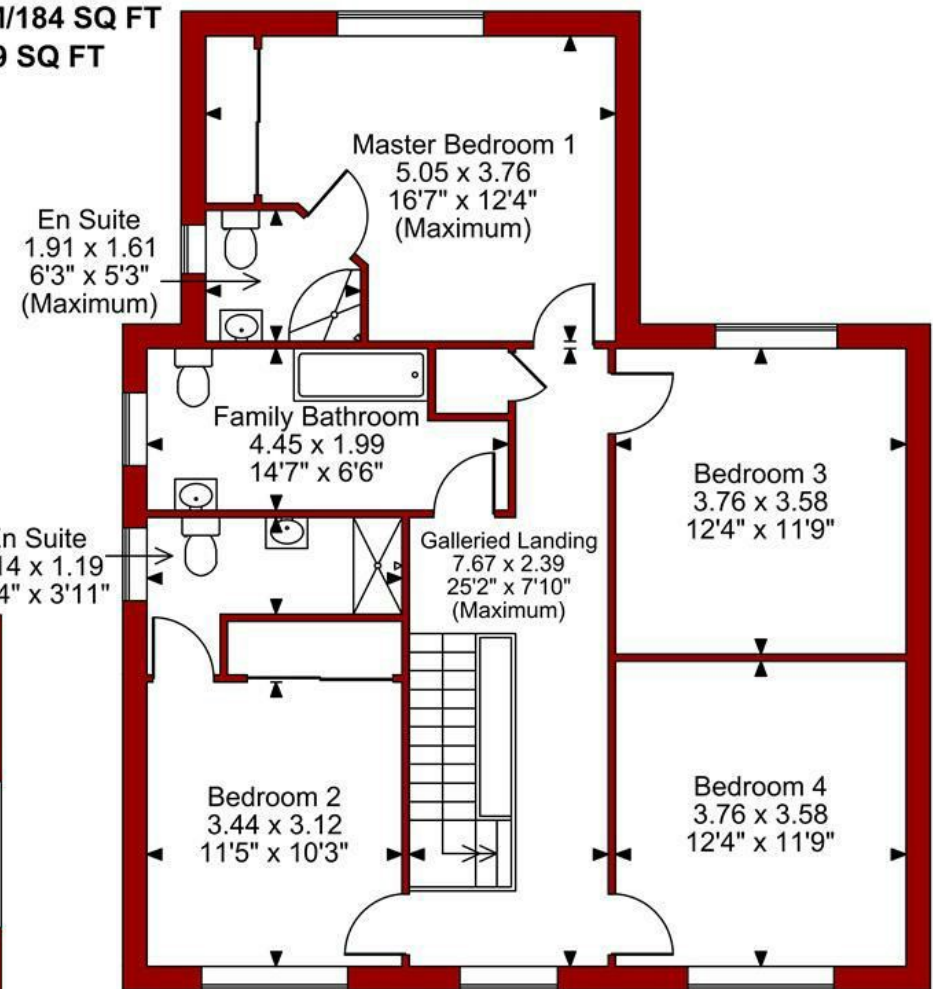




Dale Lane, Blidworth
Approximate Gross Internal Area
Main House = 187 SQ M/ 2015 SQ FT
Integral Garage = 17 SQ M/184 SQ FT
Total = 204 SQ M/2199 SQ FT



Ground Floor



First Floor

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		
	84	90
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC



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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