



**Riverbank House, Norton Lane, Cuckney,
Mansfield, Nottinghamshire, NG20 9JR**

£850,000

Tel: 01623 626990

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

- Substantial Detached Family Home
- Balcony to Master Bedroom
- Breakfast Kitchen & Utility
- Detached Double Garage
- Wonderful South Facing Rear Views
- 5 Bedrooms & 2 Bathrooms
- 4 Reception Rooms
- Substantial Plot (0.77 Acres)
- Bordering to River Poulter
- A Truly Envidable Setting

A truly rare opportunity to acquire a substantial, five bedroom detached family house (2,680 sq ft), occupying a substantial plot extending to circa 0.77 of an acre bordering to the river Poulter with wonderful south west facing rear views.

Riverbank House was built in 1957 originally as a four bedroom house with only one previous owner who commissioned a two storey side extension which added an additional reception room, a master bedroom with balcony and a large en suite bathroom.

The living accommodation extends to approximately 2,680 sq ft with oil fired central heating and UPVC double glazing. The ground floor comprises an entrance hall, downstairs WC, open plan snug and study, dining room, large lounge with stunning Derbyshire stone fireplace and log burner, sun room, breakfast kitchen and a utility. The first floor landing leads to a master bedroom with fitted wardrobes, French doors open out onto a balcony affording wonderful views, and there is a large en suite bathroom comprising a modern five piece suite. There are four further bedrooms (three doubles) and a family bathroom. There are wonderful views from every window upstairs to the front, side and rear overlooking the gardens, the river Poulter and adjacent countryside beyond.

GARDENS & GROUNDS

Riverbank House stands in a truly enviable setting in an attractive village location, occupying a substantial plot extending to circa 0.77 of an acre set back from Norton Lane with immaculately maintained, south facing gardens affording wonderful river and countryside views. The property is well screened from the road set back behind an established hedgerow boundary frontage with a double, five bar farm gate entrance opening onto a resin driveway which leads to a detached double garage with an adjoining garden store both equipped with power and light. There is a useful, paved and gravel area to the right hand side of the garden store offering a useful storage area or additional parking space. Returning to the driveway, sandstone steps lead up to an open fronted canopy storm porch with side entrance door providing access into the house via the utility. Beyond here, there is an extensive, south facing, decked and sandstone terrace which extends across the full width of the property featuring a large, central seating area beneath a pergola where you enjoy the best views of the gardens, river and countryside beyond. Steps from the terrace lead to extensive gardens mainly laid to lawn with a variety of mature plants, shrubs and trees extending down to the river. The gardens continue to the side of the house with further substantial lawns, a variety of mature trees and fruit trees offering a lovely sheltered setting, with the added benefit of vehicular access via a five bar farm gate entrance directly off Norton Lane. From here, the gardens continue to the front of the property with further lawns and a rockery area with plants and shrubs. There is a garden shed, a greenhouse, outside tap and external lighting.

A LARGE OPEN FRONTED STORM PORCH WITH QUARRY TILED FLOOR LEADS TO A TRADITIONAL STYLE OAK FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

14'2" x 10'1" max (4.32m x 3.07m max)

With understairs storage cupboard housing the electricity meter. Oak floor, radiator, floor-to ceiling double glazed window to the front elevation and stairs to the first floor landing.

DOWNSTAIRS WC

5'11" x 5'5" max (1.80m x 1.65m max)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with chrome mixer tap and ample storage cupboards beneath. Wood floor, radiator and obscure double glazed window to the front elevation.

DINING ROOM

13'10" x 10'10" (4.22m x 3.30m)

The first of three south facing reception rooms, with radiator, coving to ceiling, oak floor and double glazed window to the rear elevation enjoying wonderful views of the gardens, river and countryside beyond. Open plan to:

LOUNGE

27'11" x 14'4" (8.51m x 4.37m)

A most delightful south facing reception room featuring a large, magnificent Derbyshire stone fireplace with inset log burner. Two radiators, coving to ceiling and two double glazed windows to the rear elevation enjoying wonderful views of the gardens, river and countryside beyond.

SUN ROOM

22'1" x 14'9" (6.73m x 4.50m)

Another wonderful, south facing reception room benefiting from a delightful triple aspect again with wonderful views of the gardens, river and countryside beyond. There are three radiators, coving to ceiling, double glazed window to the front elevation, two floor-to-ceiling double glazed windows to the side elevation and sliding patio door leads out onto a decked terrace.

SNUG

9'3" x 8'0" (2.82m x 2.44m)

With stone fireplace, built-in cabinets and ample shelving above. Radiator and laminate floor. Open plan to:

OFFICE

18'11" x 6'5" (5.77m x 1.96m)

With two radiators, two double glazed windows to the front elevation and additional front entrance door.

BREAKFAST KITCHEN

15'5" x 15'1" max (4.70m x 4.60m max)

Having a range of wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated Neff double oven, integrated Bosch five ring induction hob with stainless steel chimney extractor hood above. Plumbing for a dishwasher. Tiled floor, six ceiling spotlights, two double glazed windows to the front elevation and double glazed window to the rear elevation enjoying wonderful south facing views of the gardens, river and countryside beyond.

UTILITY

15'1" x 4'9" (4.60m x 1.45m)

Having wall and base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Space for a fridge/freezer and space for a tumble dryer. Oil fired central heating boiler. Two obscure double glazed windows to the front and side elevations, two ceiling spotlights and loft hatch. Obscure UPVC double glazed side entrance door.

FIRST FLOOR LANDING

42'7" x 6'3" max (12.98m x 1.91m max)

(Narrows to 2'10"). With airing cupboard housing the hot water cylinder. Separate built-in storage cupboard with shelving plus an additional built-in linen cupboard with shelving and double opening doors. Three radiators, four double glazed windows to the front elevation and double glazed window to the side elevation all affording lovely views.

MASTER BEDROOM 1

14'9" x 14'5" (4.50m x 4.39m)

A spacious master bedroom, having fitted wardrobes with double hanging rails, shelving and drawers. Radiator, coving to ceiling, two floor-to-ceiling double glazed windows to the rear elevation and a patio door opening out onto:

BALCONY

14'8" x 3'4" (4.47m x 1.02m)

Enjoy wonderful, south facing views of the gardens, river and countryside beyond. With tiled floor, two wall light points and black wrought iron balustrade.

LARGE EN SUITE BATHROOM

14'6" x 7'0" (4.42m x 2.13m)

Having a modern five piece white suite with chrome fittings comprising a bathtub with mixer tap and shower handset. Separate tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Bidet with mixer tap. Vertical radiator, six ceiling spotlights, tiled floor, tiled walls, shaver point and two double glazed windows to the front elevation.

BEDROOM 2

14'2" into alcove x 11'0" (4.32m into alcove x 3.35m)

A spacious, second double bedroom, having a useful alcove space for freestanding wardrobes, radiator and double glazed window to the rear elevation, enjoying fantastic south facing views of the gardens, river and countryside beyond.

BEDROOM 3

14'11" x 10'11" (4.55m x 3.33m)

A spacious, third double bedroom, having built-in wardrobes with hanging rail and shelving. Radiator and double glazed window to the rear elevation, enjoying fantastic south facing views of the gardens, river and countryside beyond.

BEDROOM 4

11'3" x 11'1" (3.43m x 3.38m)

A fourth double bedroom, having two built-in storage cupboards with shelving. Radiator and double glazed window to the rear elevation, again enjoying fantastic south facing views of the gardens, river and countryside beyond.

BEDROOM 5

8'10" x 7'5" (2.69m x 2.26m)

With radiator, loft hatch and double glazed window to the front elevation.

FAMILY BATHROOM

9'2" x 6'5" (2.79m x 1.96m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, shaver point, five ceiling spotlights, radiator and two double glazed windows to the front elevation.

DETACHED DOUBLE GARAGE

20'2" x 19'3" (6.15m x 5.87m)

Equipped with power and light. Remote controlled electric up and over door.

ADJOINING GARDEN STORE

19'1" x 6'10" (5.82m x 2.08m)

Equipped with power and light. Two obscure glazed windows 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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected. Oil fired central heating. Drainage is to a septic tank.

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.

















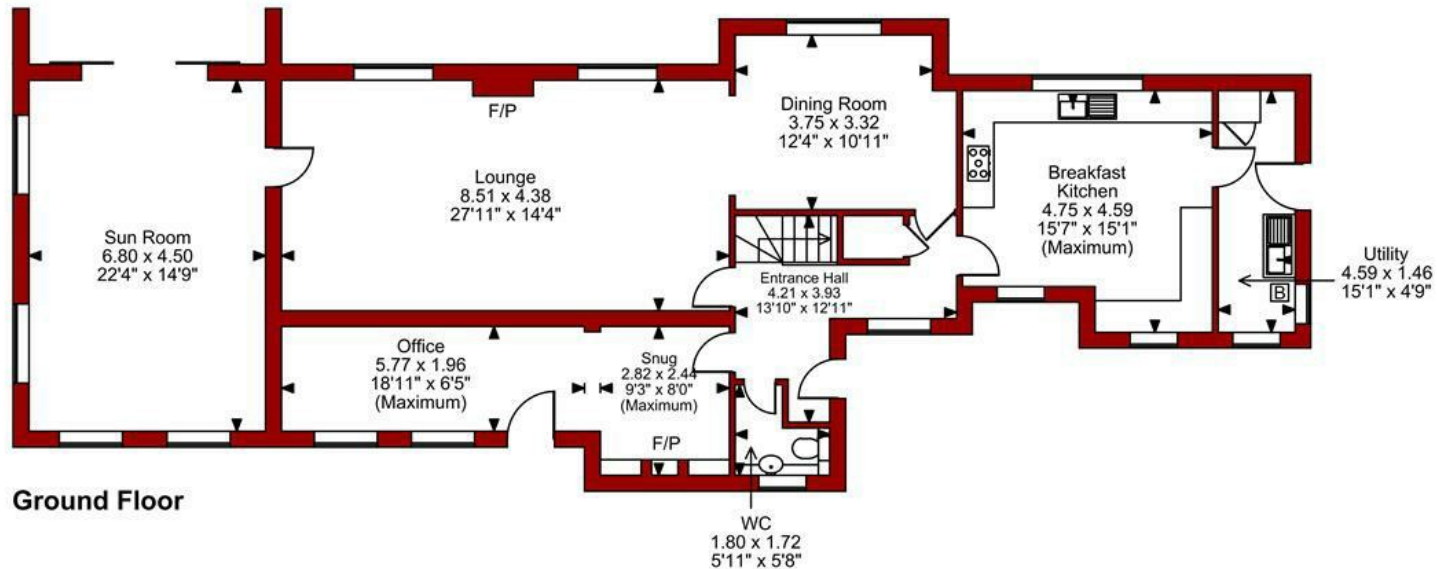
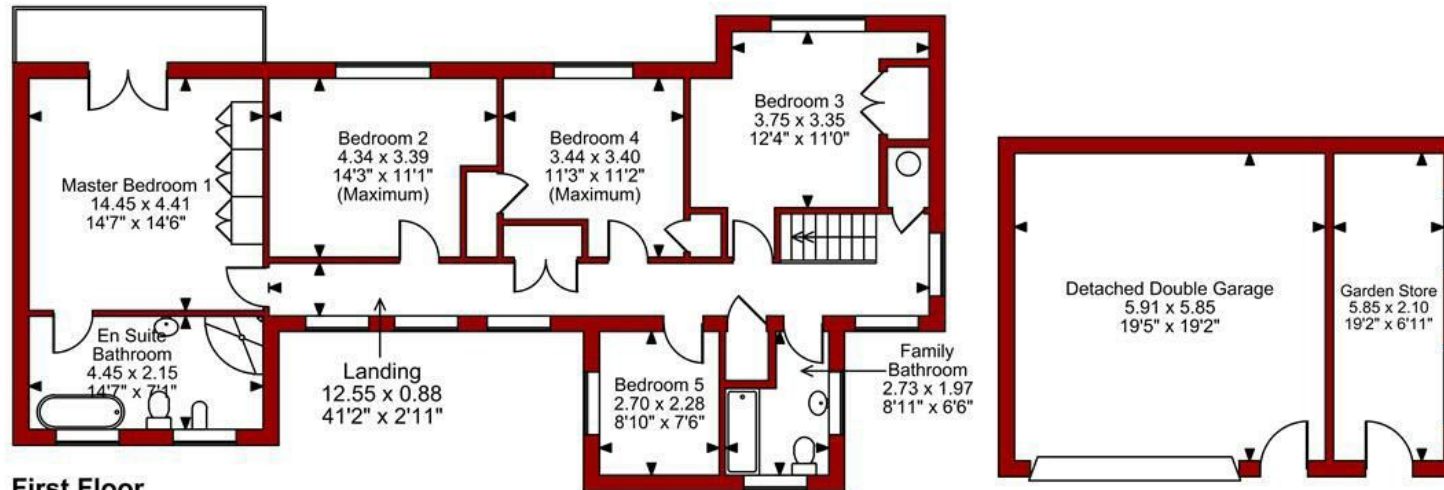




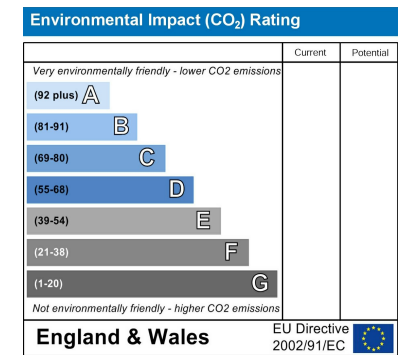
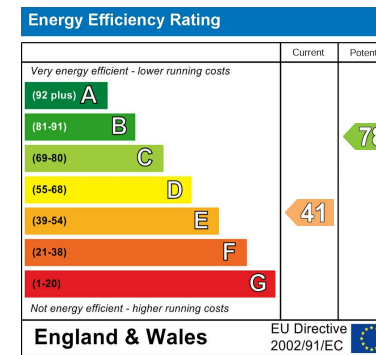




Norton Lane, Cuckney
Approximate Gross Internal Area
Main House = 249 SQ M/2680 SQ FT
Detached Double Garage = 35 SQ M/372 SQ FT
Garden Store = 12 SQ M/132 SQ FT
Balcony External Area = 5 SQ M/51 SQ FT
Total = 296 SQ M/3184 SQ FT



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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