



Parkside, May Lodge Drive, Rufford, Newark,
Nottinghamshire, NG22 9DE

£650,000
Tel: 01623 626990

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

- Individual Detached House
- Three Reception Rooms
- Private Gated Access to Rufford Park
- Plot Circa 1.105 Acres
- Exclusive Location
- Four Bedrooms
- Dining Kitchen & Utility
- Substantial Lawned Gardens
- Large Detached Double Garage
- Viewing Advised

A rare opportunity to acquire a four bedroom detached family house built in 1979 occupying a substantial plot extending to circa 1.105 acres, situated in one of Nottinghamshire's most exclusive locations with private gated access to Rufford Park.

The accommodation is well balanced over two floors with an entrance hall, cloakroom, morning room, large lounge, dining kitchen, games room and utility. The first floor galleried landing leads to master bedroom with fitted wardrobes, a dressing table and en suite. There are three further bedrooms and a family bathroom comprising a four piece suite. Central heating is oil fired and there are UPVC double glazed windows.

Located in the former orchard of Rufford Abbey, May Lodge Drive is an exclusive Nottinghamshire address featuring a range of individual detached homes occupying large plots. There are substantial lawned gardens to all sides and a variety of wonderful trees. A long sweeping driveway with turning space provides off road parking for numerous vehicles leading to a large detached double garage with a remote controlled electric door.

STORM PORCH

13'0" x 7'5" (3.96m x 2.26m)

A large storm porch with tiled floor and wall light point leads to a front entrance door providing access through to the:

ENTRANCE HALL

With radiator, coving to ceiling, cloaks cupboard and stairs to the first floor landing.

CLOAKROOM

6'0" x 2'8" (1.83m x 0.81m)

With low flush WC and wash hand basin. Tiled floor, radiator, coving to ceiling and obscure double glazed window to the front elevation.

MORNING ROOM

16'10" x 9'11" (5.13m x 3.02m)

With radiator, coving to ceiling and double glazed window to the front elevation.

LOUNGE

27'1" x 18'8" (8.26m x 5.69m)

A substantial reception room with lovely views across the rear garden. There fireplace with an inset electric fire. Four ceiling light points, two warm air heaters, double glazed window to the rear elevation and double glazed sliding patio door leading out on to the rear garden.

DINING KITCHEN

28'2" x 13'11" (8.59m x 4.24m)

(8'3" into dining area). A spacious open plan dining kitchen with double glazed windows to the front and rear elevations enjoying pleasant aspects across the gardens. The kitchen area has a range of wall and base units with working surfaces over. Inset twin sinks with chrome mixer tap. Integrated Neff appliances include a double oven, microwave, four ring hob and extractor hood. Integrated fridge. Island/breakfast bar with base units and working surfaces over. There are two warm air heaters, chrome heated towel rail, coving to ceiling and slate tiled floor. The dining area continues with the slate tiled floor and coving to ceiling.

UTILITY

9'5" x 7'1" (2.87m x 2.16m)

Having wall and base units. Plumbing for a washing machine and dishwasher. Slate tiled floor, coving to ceiling, double glazed window to the rear elevation and obscure double glazed rear entrance door.

GAMES ROOM/GYM/DISCO ROOM

20'7" x 15'4" (6.27m x 4.67m)

A spacious and versatile reception room having a brick built bar area with ample fitted shelving. Wall mounted warm air heater, coving to ceiling and double glazed window to the front elevation.

FIRST FLOOR GALLERIED LANDING

22'0" x 11'0" (6.71m x 3.35m)

With two radiators, loft hatch, coving to ceiling and two double glazed windows to the front elevation.

MASTER BEDROOM 1

20'1" x 15'4" (6.12m x 4.67m)

A substantial main bedroom having an ample range of fitted furniture including wardrobes, storage cupboards and a large dressing table. Radiator, coving to ceiling and double glazed window to the front elevation. Double doors open through to the:

EN SUITE

14'1" x 7'7" (4.29m x 2.31m)

Having a shower enclosure. There is plumbing for a bath. Vanity unit with an inset wash hand basin with mixer tap and storage beneath. Low flush WC. Coving to ceiling, radiator and obscure double glazed window to the rear elevation.

BEDROOM 2

12'5" x 10'7" (3.78m x 3.23m)

Having fitted wardrobes with hanging rail and ample shelving, and additional storage cupboards above. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

10'7" x 7'11" (3.23m x 2.41m)

Having fitted wardrobes. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 4

9'5" x 8'1" min (2.87m x 2.46m min)

Having fitted wardrobes with hanging rail, shelving and additional storage cupboards above. Radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

11'5" x 8'4" (3.48m x 2.54m)

Having a four piece suite in white comprising a corner 'Jacuzzi' bath with mixer tap. Separate shower enclosure. L-shaped vanity unit with an inset wash hand basin with mixer tap and storage cupboards beneath. Low flush WC with enclosed cistern. Further storage cupboards and working surfaces. Tiled floor, underfloor heating, six ceiling spotlights, chrome heated towel rail and obscure double glazed window to the rear elevation.

OUTSIDE

The property is positioned on the desirable May Lodge Drive, a private road featuring a mixture of individual and impressive detached homes of a high calibre. The property stands in the middle of a fantastic plot extending to 1.105 acres (0.447 hectares) featuring a variety of wonderful trees including Horse Chestnut, Silver Birch, Oak, Ash and Sycamore. There is a sweeping driveway approach with substantial lawns on each side and a range of the above mentioned trees. There is a large detached brick built garage beneath a pitched tiled roof which can accommodate up to four cars. The lawned gardens and trees continue on each side extending to the rear garden with a large patio, further substantial lawn and a lovely woodland style backdrop. Four external sodium light points.

DETACHED DOUBLE GARAGE

28'1" x 17'3" (8.56m x 5.26m)

Equipped with power and light. UPVC double glazed window and side door. Remote controlled electric up and over door.

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. Drainage 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.









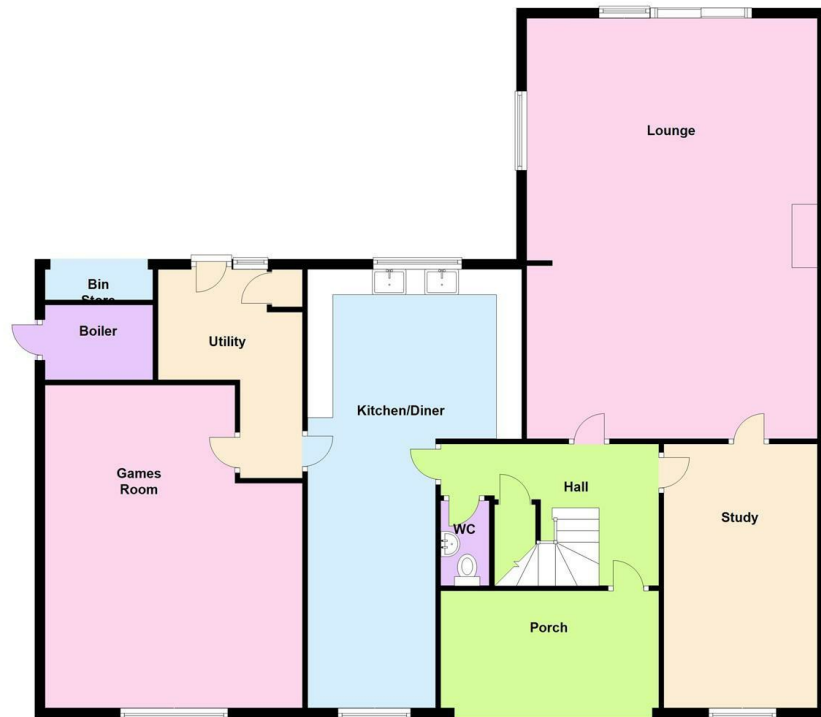






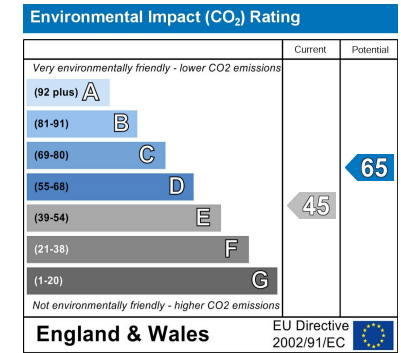
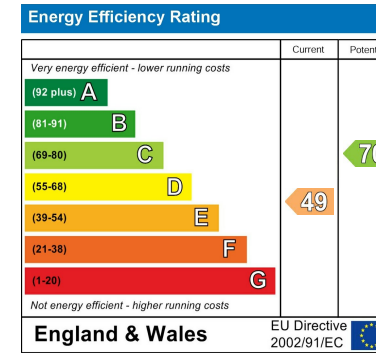


Ground Floor



First Floor





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



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