



The Stackyard, Sutton-Cum-Granby, Nottingham
£750,000

 **NEWTON FALLOWELL**

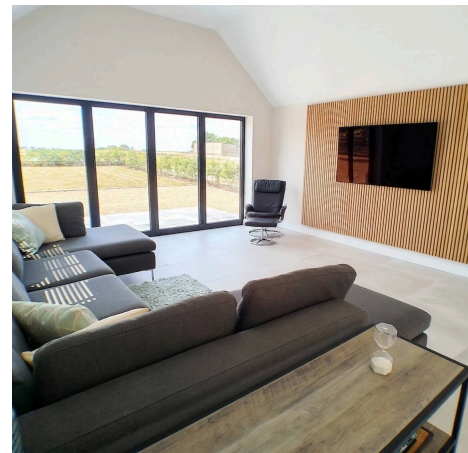
The Stackyard, Sutton-Cum-Granby

Nottingham

Offered to the market is this stunning contemporary Four Bedroom, Detached family home. Built in 2022 to an extremely high standard with accommodation comprising: Entrance Hall, Ground Floor W.C., Living Room with log burner, Stunning Kitchen Area with feature Island opening through to the Dining Area with bi-fold doors, which in turn opens through to the Garden Room with vaulted ceiling and further bi-fold doors to the Garden. There is also a Plant Room, Home Office, Utility Room, Four Double Bedrooms, two with En-Suite Shower Rooms, luxury family Bathroom with feature free standing slipper bath, Double Garage with driveway providing off street parking for several vehicles and having electric car charger, Rear Garden laid mainly to lawn with two contemporary patio areas ideal for entertaining and alfresco dining and stunning uninterrupted views over countryside to the rear. Located within the desirable Vale of Belvoir village of Sutton-cum-Granby. Council Tax Band: G

Tenure: Freehold

EPC Rating: B





Entrance

Composite front door into Entrance Hall.

Entrance Hall

A lovely light and bright welcoming reception with solid Oak and glass staircase rising to the first floor, period styled contemporary radiator, contemporary tiled flooring, white wooden doors to the Living Room and Ground Floor W.C. and modern white and glazed door to the Kitchen Area.

Ground Floor W.C.

Fitted with a contemporary two piece suite comprising: W.C. and feature wash basin set into a vanity storage unit, continuation of the tiled flooring, period styled contemporary radiator and extractor fan.

Kitchen Area

15' 3" x 15' 9" (4.66m x 4.79m)

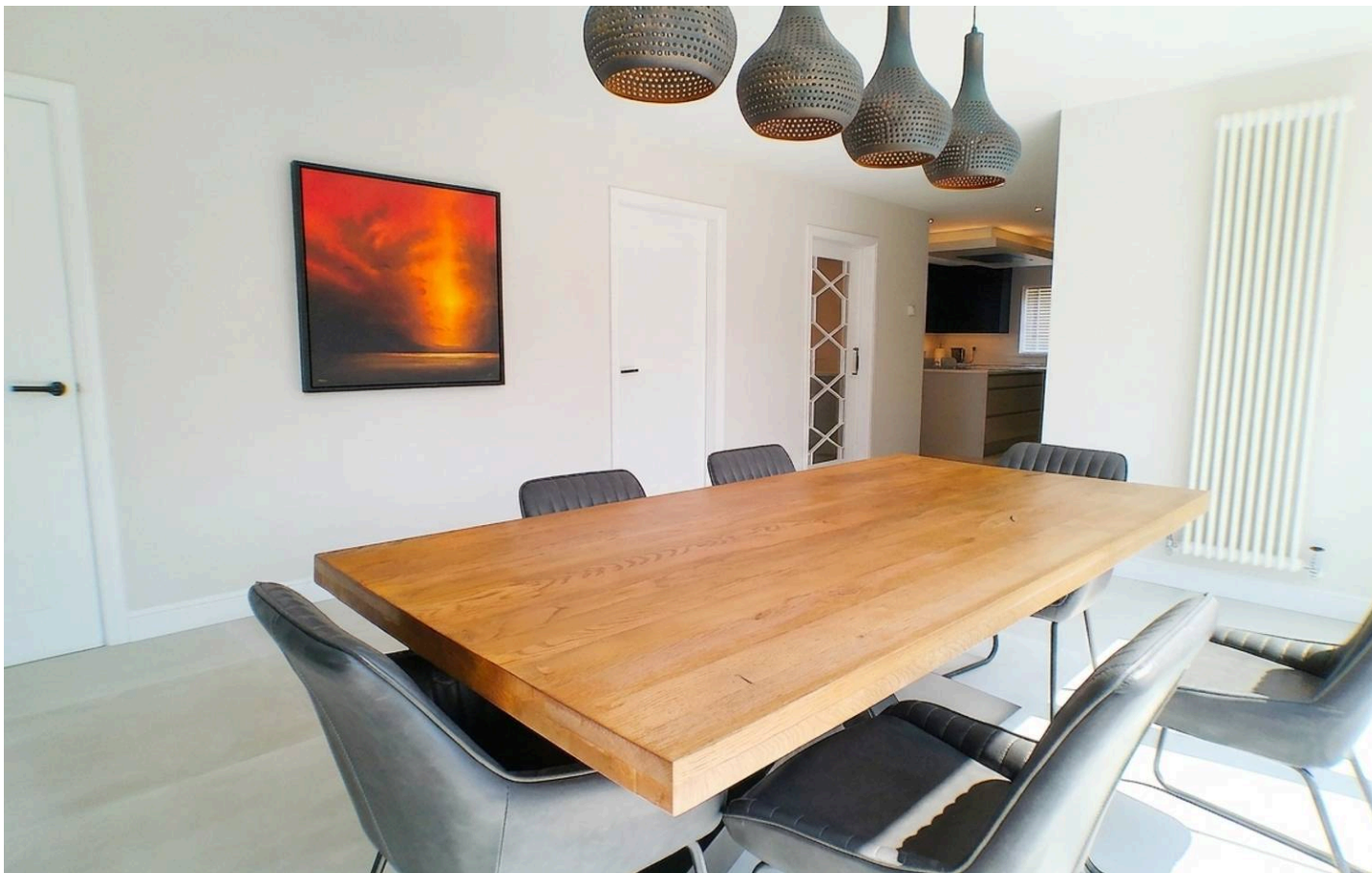
Fitted with a modern range of base and wall mounted units with solid Quartz work surface over, feature island with inset AEG electric induction touch hob and extractor fan over, space for American style fridge freezer, two built-in AEG electric fan assisted ovens with grills, built-in AEG microwave, built-in AEG coffee machine, inset one and a half sink and drainer with mixer tap, two uPVC double glazed windows, continuation of the contemporary tiled flooring, feature vertical radiator and open through to the Dining Area.

Dining Area

23' 6" x 12' 5" (7.17m x 3.78m)

Feature bi-folding doors to the Rear Garden, continuation of the contemporary tiled flooring, contemporary wall mounted radiator, white wooden doors to the Plant Room, Home Office, modern white glazed door to the Utility Room and open through to the Garden Room.





Garden Room

17' 5" x 15' 2" (5.32m x 4.62m)

Feature bi-folding doors leading out to the Rear garden, uPVC double glazed window, vaulted ceiling, continuation of the contemporary tiled flooring, media wall with television point and wall mounted contemporary radiator.

Plant Room

Wood effect flooring, floor mounted oil central heating boiler, pressurised hot water cylinder and fuse board.

Home Office

6' 6" x 9' 9" (1.98m x 2.98m)

UPVC double glazed window and period style contemporary radiator.

Utility Room

8' 4" x 6' 2" (2.55m x 1.87m)

Fitted with base units with solid Quartz work surface over, inset sink with mixer tap, space and plumbing for washing machine composite door to the side elevation, period style contemporary radiator, extractor fan, uPVC double glazed window and contemporary tiled flooring.

Living Room

14' 7" x 19' 1" (4.44m x 5.82m)

Another light filled reception space with uPVC double glazed window to the front elevation and uPVC double glazed French doors leading to the Rear Garden, television point, period style contemporary radiator and feature modern log burning stove.

Landing

Double glazed Velux skylight, period style contemporary radiator and doors to the first floor accommodation.

Master Bedroom Suite

14' 8" x 19' 7" (4.48m x 5.96m)

A generously proportioned Master suite with two uPVC double4 glazed windows to the front and rear elevations, with views over fields to the rear, period style contemporary radiator, television point and door to the En-Suite





En-Suite

8' 11" x 6' 4" (2.73m x 1.92m)

Fitted with a contemporary three piece suite comprising: W.C., shaped wash basin and large walk-in shower cubicle with Hansgrohe rain shower and rinser over, double glazed Velux Skylight, heated feature towel rail, tiling to wet areas and wood effect flooring.

Bedroom Two

16' 0" x 14' 7" (4.87m x 4.45m)

UPVC double glazed window to the front elevation, period style contemporary radiator, television point and door to the En-Suite.

En-Suite

4' 5" x 7' 11" (1.35m x 2.41m)

Fitted with a contemporary three piece suite comprising: W.C., wash basin set into a vanity storage unit and walk-in shower cubicle with chrome shower over, wood effect flooring heated towel rail and uPVC double glazed window to the side elevation.

Family Bathroom

10' 8" x 6' 1" (3.25m x 1.85m)

Fitted with a luxurious three piece suite comprising: W.C., circular wash basin set into a vanity storage unit and feature shaped freestanding slipper bath with floor mounted mixer tap and rinser over, wood effect flooring, tiling to wet areas, heated towel rail and uPVC double glazed window to the side elevation.

Bedroom Three

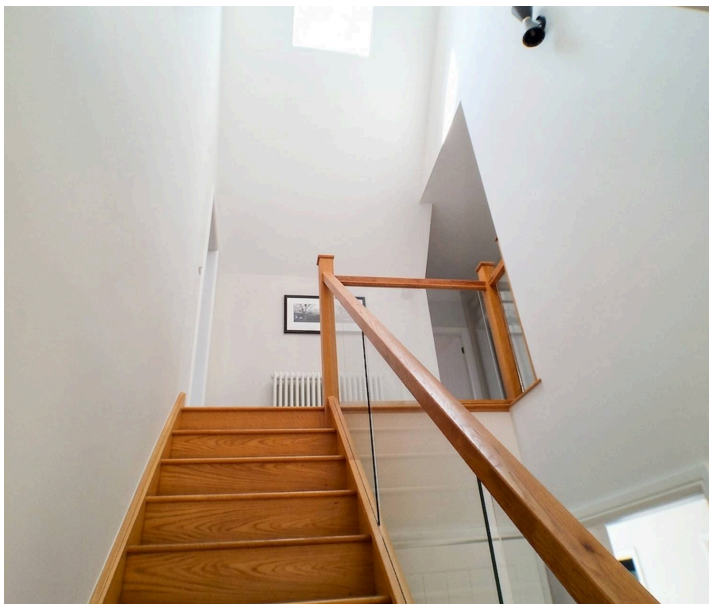
15' 6" x 9' 7" (4.73m x 2.91m)

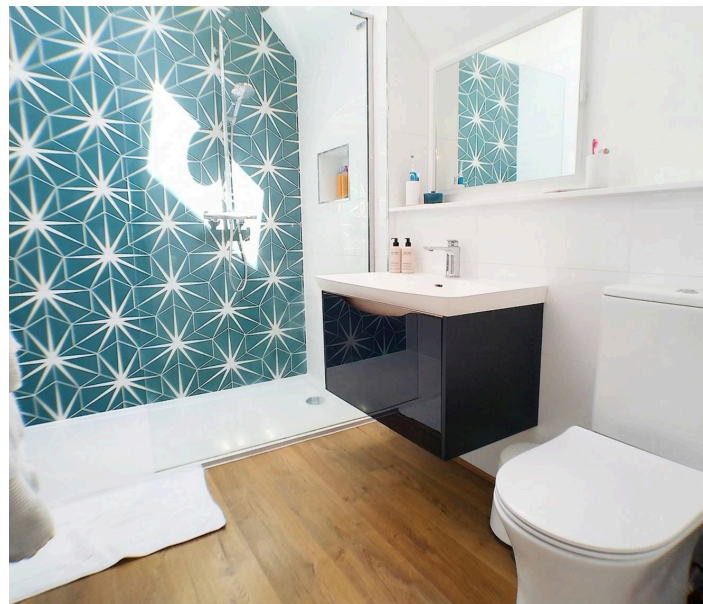
UPVC double glazed window to the rear elevation with views over the fields beyond and period style contemporary radiator.

Bedroom Four

9' 5" x 15' 7" (2.88m x 4.74m)

UPVC double glazed window to the rear elevation with views over the fields beyond, period style contemporary radiator and built-in wardrobes.





Detached Double Garage

19' 6" x 19' 8" (5.94m x 6.00m)

Electric double garage door to the front, electric car charging point, pedestrian door to the side, light and power. The oil tank is located behind the Garage.

Outside to the Front

There is a gravel driveway providing off street parking for several vehicles with pedestrian access down both sides of the property leading to the Rear Garden.

Rear Garden

The Rear Garden is mainly laid to lawn with two contemporary patio areas ideal for entertaining and alfresco dining, there are two electrical external sockets and stunning uninterrupted views across fields and the countryside beyond.

Agents Note

This property has mains oil central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. This property was built in 2022 and still has a valid builders warrantee Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

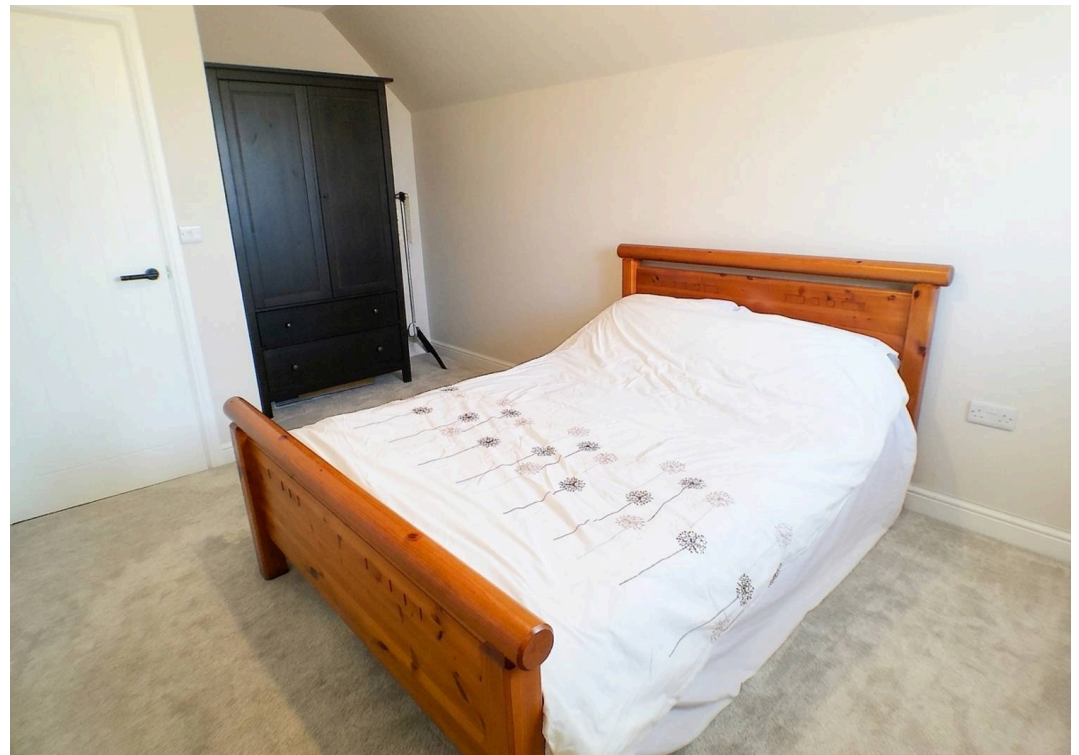
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

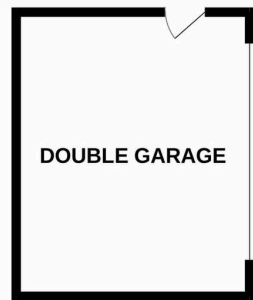
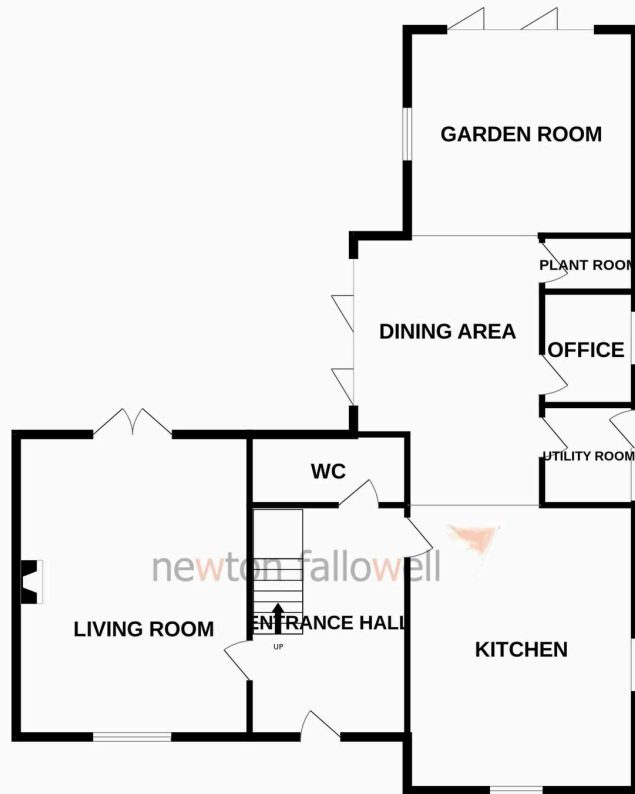
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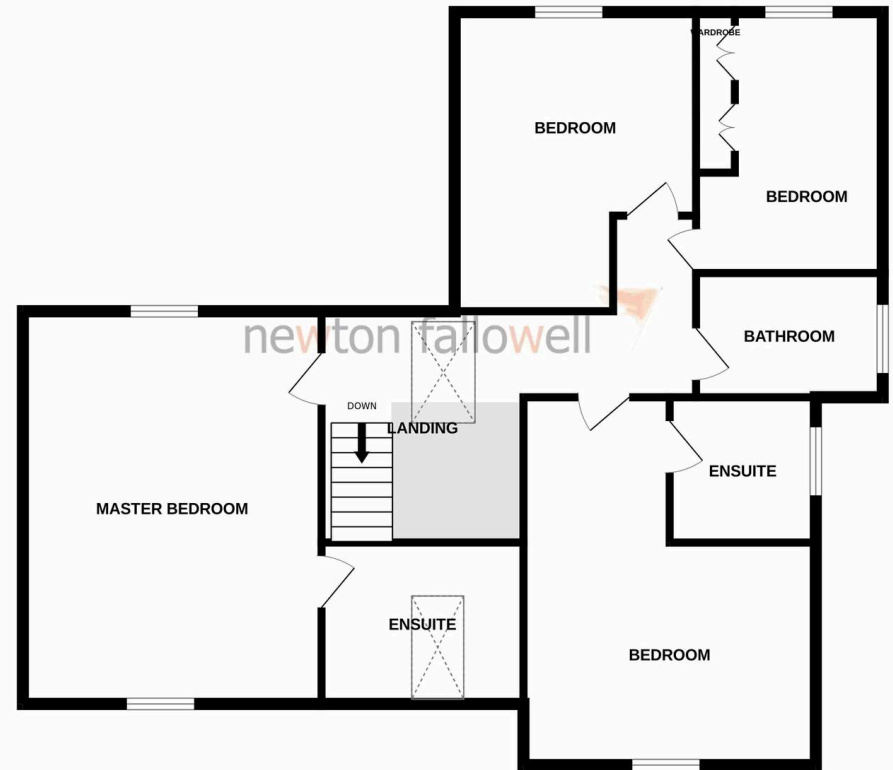




GROUND FLOOR



1ST FLOOR





Newton Fallowell Bingham

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