

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### Fieldside House, 45 Styrrup Road



- **Prime Edge of Village Setting, Superb Position Adjoining Open Farm Land, Offering Privacy and Semi-Rural Views.**
- **Generous Private Plot Occupying an Enhanced Site of Approximately One Quarter of an Acre (0.10 Hectares) with Gated Driveway and Enclosed Gardens.**
- **Flexible Family Accommodation, Four Well Proportioned Bedrooms, Three Receptions Rooms, Plus a Dedicated Home Study – Ideal For Modern Family Life and Home Working.**
- **Modern Comfort and Efficiency Includes a 2024 Garden Lounge with Insulated Ceiling Ideal Vogue Max Combi Boiler, Zappi EV Charing Point, and Alarmed Garage with Remote Roller Door.**
- **Further Potential, Significant Scope To Extend and/or Convert the Substantial Full Length Attic Space, Subject to the Necessary Planning Permissions/ Consents.**

Field Side House is an impeccably presented four-bedroom detached family home, constructed in 1995 and set within a rare and significantly enhanced plot of approximately one-quarter of an acre (0.10 hectares). Enjoying a highly desirable edge-of-village position adjacent to open farmland, the property has been carefully maintained and thoughtfully upgraded by the current owners to provide a high-quality living environment. The accommodation is both versatile and well-balanced, featuring three reception rooms, including a newly added garden lounge completed in 2024, alongside a dedicated home study. The bedroom accommodation comprises four well-proportioned rooms, including a principal bedroom with en suite facilities, complemented by a well-appointed family bathroom. The property also offers excellent future potential, with ample space to extend the existing accommodation and a substantial full-length attic that may lend itself to conversion into additional bedroom or suite accommodation, subject to the necessary planning permissions and building regulations. Externally, the home benefits from a secure gated driveway, garage, and a fully enclosed rear garden with expansive lawn, patio area, and summer house—ideal for family use and entertaining and two garden sheds with the side and rear boundary's adjacent to farmland

£ 450,000

# Fieldside House, 45 Styrrup Road DN11 8LL

## In Summary

### The Living Space

#### Reception Hallway

With upvc double glazed front entrance door, central heating radiator set in radiator cover, coved ceiling, dado rail, stairs to the first floor.

#### Ground Floor Cloakroom

With low flush wc, wash hand basin set in vanity unit, central heating radiator.

#### Study 8'3" x 6'9" (2.54m x 2.05m)

Central heating radiator.

#### Lounge 16'4" Max into the Bay Reducing to 14'4" x 12'9" (4.98m/4.38m x 3.88m)

A good-sized reception room featuring a deep bay with double French style patio doors overlooking and leading to the rear patio and garden, coved ceiling, two central heating radiators, feature fireplace with fitted surround with raised marble hearth and marble back and inset electric fire. Feature window to the side elevation, double internal panelled glazed doors to the dining room.



#### Dining Room 11'4" x 9'11" (3.6m x 2.74m)

Central heating radiator set in radiator cover, coved ceiling, upvc double glazed French style doors to the rear garden lounge.



#### Garden Lounge 10'5" x 9'7" (3.04m x 2.74m)

A lovely 2024 addition to the property, built to the rear of the property overlooking the garden, constructed with a brick base and with upvc double glazed widows and upvc double glazed French style patio doors to the patio and garden the room has an insulated ceiling and is fitted with inset ceiling lighting.



**Kitchen 16'8" Max Reducing to 11'1"**  
**(4.87m/3.6m x 2.74m)**

A well-equipped fitted kitchen located at the front of the property with a comprehensive range of fitted units finished in cream and comprising base, drawer and high-level cupboards, open and glazed display cabinet and inset wine rack. There is an extensive range of fitted complimentary work surfaces incorporating a one and a half bowl sink unit with mixer tap and drainer and a breakfast bar. Built in appliances include Neff electric oven, Beko 5 ring gas hob, stainless steel extractor fan, tiled splashbacks, inset ceiling lighting provision for dishwasher.



**Utility Room 6'6" x 5 (1.98m x 1.52m)**

With provision American style fridge freezer, plumbing and provision for automatic washing machine, central heating radiator, side entrance door. Wall mounted Ideal Vogue Max 32 gas combi boiler (with transferable guarantee).

**Half Landing**

With a picture widow to the side elevation with views across the adjacent farmland.

**Landing**

With attractive spindle balustrade, fitted storage cupboard, dado rail and central heating radiator.

**Master Bedroom 13' Max Reducing to 11'9" x 11'5" Reducing to 9'4" (3.96m/3.58m x 3.48m /2.48m)**

With two double fitted wardrobes, coved ceiling central heating radiator set in radiator cover.



**En Suite**

With low flush wc, fitted wash hand basin set in a vanity cupboard, walk in shower enclosure with fitted mixer shower, central heating radiator, fitted extractor fan.

**Bedroom Two 11'4" Max Reducing to 10'4" x 9'11" Reducing to 8'10" (3.45m/3.14m x 2.77m/2.46m)**

Central heating radiator.



**Bedroom Three 12'11" Max Reducing to 9'8" x 9'5" (3.93m/2.94m x 2.87m)**

With a double fitted wardrobe, double high-level cupboard, dado rail, central heating radiator and loft access hatch.

## Loft /Attic

A spacious useful storage area running the full length of the property, with windows to both the front and rear elevations with light and power laid, portioned to provide two separate areas of approx. 18'5" x 4' presently usable and 9'10" x 9'6". This area may be suitable for conversion to further living /bedroom space subject to any necessary planning /building consent.

## Bedroom Four 10'11" Max Reducing to 8'6" x 6'11" (3.37m/2.59m x 2.11m)

With a fitted double wardrobe, double high-level cupboard and central heating radiator.



## Family Bathroom

Recently refitted with a contemporary suite which includes low flush wc, wash hand basin set in a double vanity unit, panelled bath with shower mixer taps and fitted glazed shower screen. There are extensive tiled splashbacks, ceramic tiled floor and fitted extractor fan.



## Outside

The property is located on an excellent plot that has been extended with previous purchases of land to the side and rear boundaries. The frontage features an attractive brick wall boundary wall with central pillars and double wrought iron gates providing a secure access to the generous pebbled driveway which can comfortably provide parking for multiple vehicles as well as access the garage. There are access gates to either side of the property and to the rear garden there is outside lighting and the convenience of a Zappi home EV charging point.

## Garage 19'6" x 8'10" (5.94m x 2.69m)

With a remote roller access door, power and light laid on, range of fitted storage cupboards and with fitted alarm sensor.

## To The Rear

The rear garden is extensive, fenced to one side and with attractive Leylandii hedging to the side and rear boundaries. To the rear of the property is a good-sized patio area, extensive lawn, summer house and two sheds, and garden arbour.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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