



**3 Goodwins Cottage Goodwins Court,  
Rolleston, Newark, NG23 5SD**

**Guide Price £770,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Substantial Individually Designed Detached Home
- Exceptional Standard of Presentation
- Stunning Open-Plan Dining Kitchen
- Lovely Garden Room Extension
- Three Additional Reception Rooms
- Useful Utility Room & G.F W/C
- Five Well-Proportioned Bedrooms
- En-suite To Bedrooms One & Two Plus Family Bathroom
- Block Paved Driveway, Double Garage
- Private South-West Facing Rear Garden

A fantastic opportunity to acquire a substantial, individually designed detached home, forming part of an exclusive private development of just three properties. Offering an exceptional standard of presentation throughout, this impressive residence provides spacious, versatile, and superbly appointed accommodation extending to approximately 2500 sq. ft., ideal for modern family living.

The property welcomes you with a generous entrance hall leading to a stunning open-plan dining kitchen, which flows seamlessly into a beautiful garden room extension at the rear. The kitchen is fitted with a high-quality range of handmade base and wall units, integrated appliances, and a premium electric Aga. The garden room extension is a particular feature, enjoying French doors opening onto the rear garden, electric skylights, and a large picture window that floods the space with natural light while providing lovely garden views.

In addition to the main living space, there are three further reception rooms offering excellent flexibility. These include a spacious lounge, a family room (currently arranged as a home gym), and a practical home office - perfectly suited to today's working-from-home requirements.

To the first floor, there are five well-proportioned double bedrooms, complemented by a large, high-specification family bathroom. Bedrooms one and two both benefit from stylish en-suite facilities.

Externally, the property occupies a mature and attractively landscaped plot. To the front, a block-paved double-width driveway provides ample off-road parking for several vehicles and leads to the double integral garage. The rear garden enjoys a high degree of privacy, established planting, and a desirable south-west facing aspect - ideal for afternoon and evening sun.

Overall, this is a superb family home offering outstanding space, quality, and flexibility. Early viewing is highly recommended to fully appreciate all that is on offer.

## ACCOMMODATION

A composite entrance door leads into the entrance hall.

## ENTRANCE HALL

A spacious entrance hall with engineered oak flooring, a central heating radiator, coved ceiling, thermostat and stairs rising to the first floor. A useful built-in cupboard for coats, an oak glazed door leads into the lounge.

## LOUNGE

A large reception room with engineered oak flooring, two central heating radiators, coved ceiling, uPVC double glazed French doors leading out onto the rear garden and a feature fireplace with marble surround and hearth housing a coal effect gas fire.

## DINING KITCHEN

A fantastic dining kitchen fitted with a range of high-quality handmade in-frame base and wall cabinets in solid wood with velvet granite worktops with upstands and matching sill, plus an undermounted dual bowl Belfast sink with mixer tap and an additional boiling hot water tap by Quooker.

There is a comprehensive range of built-in appliances including a Bosch microwave oven and Bosch oven, an integrated fridge freezer, an integrated dishwasher, plus a floor-standing electric AGA.

Further features include travertine tiled flooring, ceiling spotlights, and underfloor heating. The breakfast top extends to form a breakfast bar, complemented by a coved ceiling and wall light points. Two double-glazed shuttered windows provide a pleasant front aspect, and there is a useful pantry cupboard with shelving.

The dining kitchen opens seamlessly into the garden room, creating an excellent space for both everyday family living and entertaining.

## GARDEN ROOM

A fantastic open plan garden room with vaulted ceiling housing two electrically operated Velux skylights with blinds. Spotlights to the ceiling, Travertine tiling with underfloor heating, uPVC double glazed French doors leading out onto the rear garden and a large uPVC double glazed picture window to the rear aspect overlooking the rear garden.

## UTILITY ROOM

A useful space fitted with a range of base and wall cabinets with Butchers block worktops and a ceramic 1.5 bowl single drainer sink with mixer tap. There is space beneath for appliances including plumbing for a washing machine. Travertine tiled flooring with underfloor heating, a Velux skylight and spotlights to the ceiling, a uPVC double glazed stable door to the rear garden and a courtesy door into the garage.

## FAMILY ROOM

A versatile room currently set up as a home gym and having coved ceiling, two central heating radiators and two shuttered windows to the front aspect.

## HOME OFFICE

Having a uPVC double glazed window to the rear aspect and a central heating radiator.

## **GROUND FLOOR W/C**

Fitted with a two piece cloakroom suite including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. The walls are tiled to half height, a central heating radiator, double glazed obscured window to the front aspect and a coved ceiling.

## **FIRST FLOOR LANDING**

Having two central heating radiators, a double glazed window to the rear aspect, a built-in storage cupboard with shelving and an access hatch to the roof space with pull down loft ladder.

## **BEDROOM ONE**

A fantastic principal bedroom suite with two central heating radiators, two dormer windows to the front aspect and a comprehensive range of fitted bedroom furniture including ample wardrobe space and fitted drawers.

## **EN-SUITE SHOWER ROOM**

A superbly fitted en-suite shower room including a large shower enclosure with fixed glazed screen and in-wall mains fed rainfall shower plus additional spray hose. There is a vanity wash basin with mixer tap and cupboards below plus a concealed cistern floating toilet to the side with chrome flush plate. Tiled splashbacks, tiled flooring, a chrome towel radiator, spotlights and extractor fan to the ceiling and a double glazed obscured window to the rear aspect.

## **BEDROOM TWO**

A large double bedroom with two central heating radiators, two double glazed windows to the front aspect, a range of fitted wardrobes with hanging rails and shelving.

## **EN-SUITE SHOWER ROOM**

A superbly fitted shower room including a floating vanity wash basin with mixer tap and drawers below plus a dual flush toilet to the side. There is a quadrant style shower cubicle with glazed sliding doors and Mira Sport electric shower. Tiling to the walls for splashbacks, electric shaver point, spotlights and extractor fan to the ceiling plus a chrome towel radiator.

## **BEDROOM THREE**

A dual aspect double bedroom with two central heating radiators, two double glazed windows to the rear aspect and one to the side aspect.

## **BEDROOM FOUR**

This fourth double bedroom has two central heating radiators and two double glazed windows to the rear aspect.

## **BEDROOM FIVE**

Currently used as a music room and having a central heating radiator, a double glazed window to the front aspect and a range of fitted wardrobes with hanging rails and shelving.

## **FAMILY BATHROOM**

A large and superbly appointed four piece bathroom including a dual ended deep fill bath with central mixer tap and shower spray hose. There is a floating toilet with chrome flush plate and a floating vanity wash basin with mixer tap and drawer below. There is a shower enclosure with glazed sliding doors and mains fed shower including an in-wall rainfall shower head. Tiled flooring and tiling to the walls, spotlights and an extractor fan to the ceiling, chrome towel radiator and a double glazed obscured window to the rear aspect.

## **DRIVEWAY PARKING & DOUBLE GARAGE**

An attractive block paved driveway provides parking to the front of the plot for at least four cars and leads to the double garage with an electric door. An EV point is included in the sale.

## **GARDENS**

The property occupies a mature plot with a lawned frontage and block paved pathway leading to the front door. There is gated access at the side of the property leading to an enclosed rear garden which has attractive and established boundaries, includes a paved patio seating area with pergola and climbing plants as well as a good sized shaped lawn, the rear enjoying a south westerly aspect. Solar panels are included in the sale.

## **COUNCIL TAX**

The property is registered as council tax band G.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

The property is located on a small private road.

Solar panels are installed.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

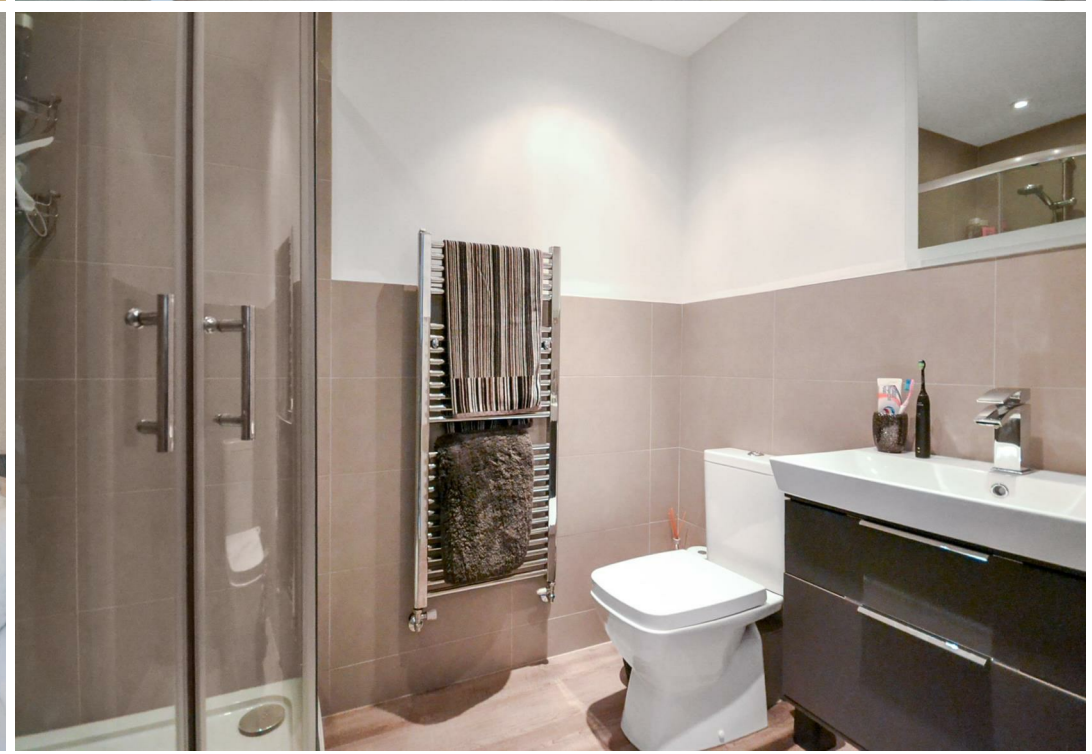


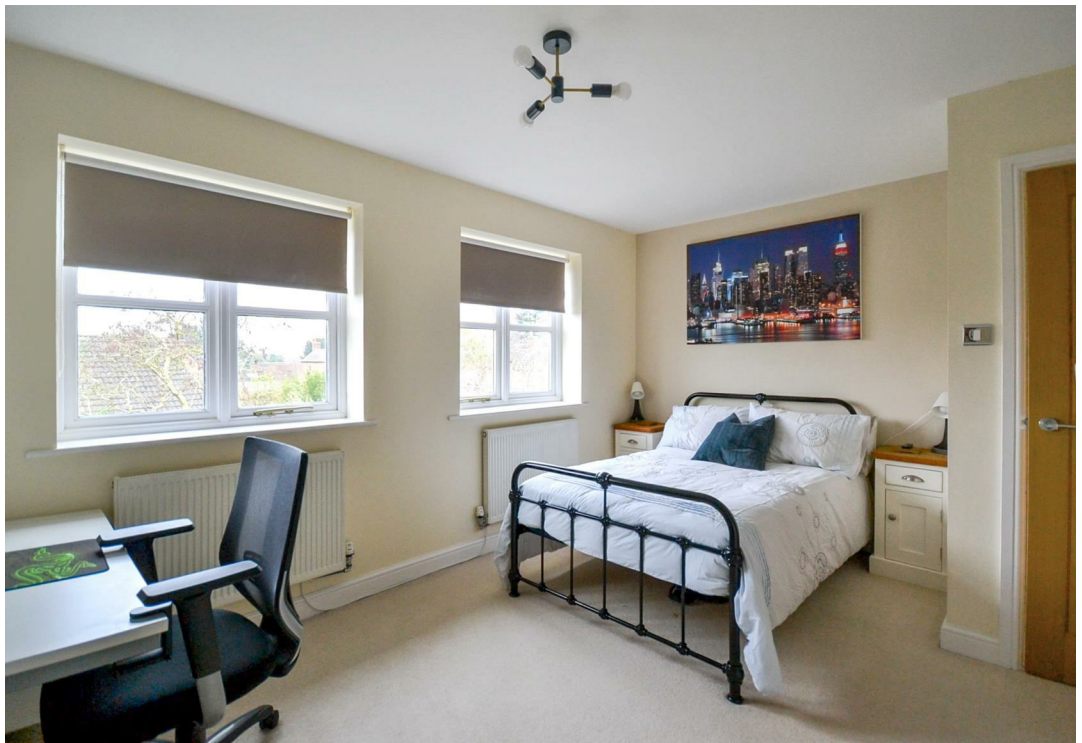










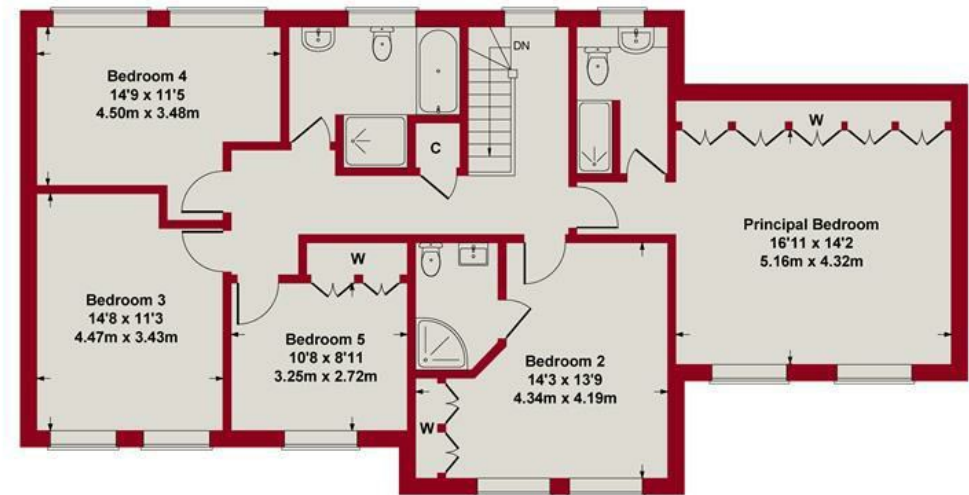




## Approximate Gross Internal Area 2496 sq ft - 232 sq m (Excluding Garage)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	82
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.*

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