

4 Monks Place Abbey Lane, Aslockton, Nottinghamshire, NG13 9DW

£965,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Detached Family Home
- 6 Double Bedrooms
- 4 Bath/Shower Rooms
- Tastefully Appointed Throughout
- Ample Off Road Parking & Double Garage
- Accommodation In Region Of 3,250 Sq.Ft.
- 3 Reception Areas
- Ground Floor Cloaks & Utility
- Contemporary Fixtures & Fittings
- Viewing Highly Recommended

A stunning detached family orientated home, thoughtfully designed and completed and by a local developer approximately three years ago and forming one of a handful of similar contemporary homes within a small cul-de-sac setting and occupying what is a particularly generous plot lying in the region of 1/4 of an acre.

This spacious family orientated home offers accommodation in the region of 3,250 sq.ft. spanning three floors combining both traditional and modern elements with contemporary fixtures and fittings as well as relatively neutral decoration. The property offers attractive brick elevations beneath corbelled eaves and a pantiled roof with traditional style double glazed sash windows creating an aesthetically pleasing traditional look behind which lies a more contemporary interior.

The property boasts up to six double bedrooms, two of which benefits from ensuite facilities with both the principal and second suite also having walk through dressing rooms. The main family bathroom and second floor shower room service the remaining four double bedrooms. The principal suite has an attractive vaulted ceiling and Juliet balcony with an aspect across to adjacent fields. The ground floor has a versatile layout of generous proportions providing three main reception areas including a dual aspect sitting room, a family room/snug with dining area off and a stunning family orientated kitchen which is flooded with light having bifold doors leading out into the rear garden. In addition the property benefits from ample off road parking and double garage, the plot providing a generous outdoor space for entertaining and for families to enjoy.

Overall this is an excellent opportunity to purchase a stunning family home within this popular edge of Vale village.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder - a farm fresh shop with household sundries and deli, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches and all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

A CANOPIED PORCH WITH COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

20'7" x 11'10" (6.27m x 3.61m)
A fantastic well proportioned initial entrance vestibule having staircase with half landing rising to the first floor, LVT flooring, inset downlighters to the ceiling and further doors leading to:

WALK IN CLOAKS CUPBOARD

4' x 5'7" (1.22m x 1.70m)
Integrated storage/cloaks cupboard also housing the underfloor heating manifolds and consumer unit.

SITTING ROOM

20'7" x 14'11" (6.27m x 4.55m)
A well proportioned reception benefitting from a dual aspect with sash window to the front and French doors leading out into the garden at the rear; focal point to the room is chimney breast with slate hearth, timber mantle, inset wood burning stove and alcoves to the side.

KITCHEN

18'2" x 17' (5.54m x 5.18m)
A light and airy space benefitting from a run of full height bifold doors to the rear and affording a pleasant aspect across to adjacent fields and sash windows to the side. The kitchen is beautifully appointed with a generous range of integrated units finished in heritage style colours with quartz preparation surfaces including central island unit with integral breakfast bar which combined creates a fantastic level of working space; integrated appliances include undermounted sink unit with chrome swan neck boiling tap, Neff ovens including single fan assisted oven with combination microwave above, Neff induction hob with downdraft filter and dishwasher; larder unit with central alcove designed for American style fridge freezer and inset downlighters to the ceiling.

The kitchen in turn leads through into:

DINING/LIVING SPACE

19'2" max x 12'9" max (5.84m max x 3.89m max)
A well proportioned and versatile reception space large enough to accommodate both living and dining, benefitting from a dual aspect with bifold doors to both the side and rear and additional window; continuation of LVT flooring and a further door returning to the initial entrance hall.

Returning to the initial entrance hall a further door leads through into:

INNER LOBBY

7'4" x 3'9" (2.24m x 1.14m)
Having further doors leading to:

INNER VESTIBULE
8' x 4'8" (2.44m x 1.42m)
A useful space that could be large enough to accommodate a small deck but alternatively houses an additional fridge freezer and provides a utility space with window to the side and courtesy access into the garage.

GROUND FLOOR CLOAK ROOM
5'9" x 3'3" (1.75m x 0.99m)
Having a two piece contemporary suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor.

UTILITY ROOM
10' x 7'3" (3.05m x 2.21m)
Having a generous range of integrated storage with low level base units and 3/4 high larder unit, L shaped configuration of work surfaces, inset sink and drain unit, plumbing for washing machine, space for tumble dryer, two sash windows to the side and exterior door at the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR GALLERIED LANDING
Having useful built in airing cupboard housing the pressurised hot water system and, in turn, further doors leading to:

PRINCIPAL BEDROOM SUITE
A generous double bedroom benefitting from a walk through dressing area and ensuite facilities.

DRESSING AREA
6'11" x 7'7" (2.11m x 2.31m)
Having attractive vaulted ceiling with inset skylight, ample room for free standing wardrobes and open doorway leading through into:

BEDROOM
11'4" x 16'8" (3.45m x 5.08m)
A well proportioned double bedroom having a high vaulted ceiling, double glazed gable end, bifold doors and Juliet balcony affording attractive views across to adjacent fields; a further door leads through into:

ENSUITE SHOWER ROOM
8'7" x 7' (2.62m x 2.13m)
A well proportioned space again having an attractive vaulted ceiling, inset downlighters and window to the side; large built in linen cupboard; a contemporary three piece suite comprising double width shower enclosure with sliding door and wall mounted shower mixer, close coupled WC and vanity unit with rectangular washbasin and free standing chrome mixer tap; shaver point, contemporary towel radiator and tiled floor and splash backs.

BEDROOM 2
15' x 13'3" (4.57m x 4.04m)
A further well proportioned double bedroom benefitting from both a walk in wardrobe and ensuite facilities; having French doors and Juliet balcony to the rear affording a pleasant aspect across neighbouring fields and a open doorway leading into:

WALK THROUGH DRESSING AREA
7' x 5'11" (2.13m x 1.80m)
A well proportioned space having integrated hanging rails and a further door leading through into:

ENSUITE SHOWER ROOM
8'9" x 6'11" (2.67m x 2.11m)
A well proportioned space having suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with overmounted twin washbasins with chrome taps; tiled splash backs and floor, contemporary towel radiator, shaver point and window to the front.

BEDROOM 3
15'11" x 10'6" (4.85m x 3.20m)
A further well proportioned double bedroom having aspect to the front.

BEDROOM 4
15'11" x 9'6" (4.85m x 2.90m)
Again a well proportioned double bedroom currently utilised as a first floor studio/office; having a pleasant aspect to the rear.

FIRST FLOOR BATHROOM
6'8" x 11'9" (2.03m x 3.58m)
A well proportioned space having a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, contemporary double ended bath with chrome mixer tap, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor, shaver point, contemporary towel radiator and window to the front.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER STAIRCASE WITH HALF LANDING RISES TO:

SECOND FLOOR LANDING
Having initial landing area large enough to accommodate a dressing area; having pitched ceiling with inset skylight, built in under eaves storage and, in turn, further doors leading to:

BEDROOM 5
15'2" into alcove x 15' to eaves (4.62m into alcove x 4.57m to eaves)
A further double bedroom having pleasant elevated views to the rear with pitched ceiling, inset downlighters and dormer window.

BEDROOM 6
13'10" x 15' (4.22m x 4.57m)
Again a double bedroom having pitched ceiling, inset downlighters and dormer window to the rear affording fantastic elevated views.

SECOND FLOOR SHOWER ROOM
6'10" x 5'7" (2.08m x 1.70m)
A contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin; shaver point, tiled splash backs and floor, chrome towel radiator and pitched ceiling with inset skylight.

EXTERIOR
The property occupies a particularly deceptive corner plot generous by modern standards being in the region of 1/4 acre, offering an excellent level of off road parking to the front with a large block set driveway providing parking for numerous vehicles and, in turn, leading to the attached double garage. Timber courtesy gates give access to the perimeter of the property with well proportioned gardens lying to three sides, the majority of the outdoor space being on the southerly aspect catching most of the days sun and creating a generous outdoor living/entertaining space that leads back into the main reception areas and kitchen. The gardens are mainly laid to lawn with paved terrace to the side and rear and an additional terrace on the southerly aspect, attractive established trees and barked area ideal as a children's play area all enclosed by post and rail and feather edged board fencing; pleached trees provide a good screen. In addition there is an exterior cold water tap and lighting.

DOUBLE GARAGE
20'10" wide x 17'7" deep (6.35m wide x 5.36m deep)
A well proportioned double garage having twin electric up and over sectional doors, pitched roof with potential storage in the eaves, power and light, window to the side; also housing the Vaillant gas central heating system.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band G

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The property is located off a private driveway, shared with neighbouring dwellings. There maybe a shared responsibility for maintenance, details to be confirmed.

ADDITIONAL INFORMATION
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

Radon Gas:-
https://www.ukradon.org/information/ukmaps

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

Planning applications:-
https://www.gov.uk/search-register-planning-decisions




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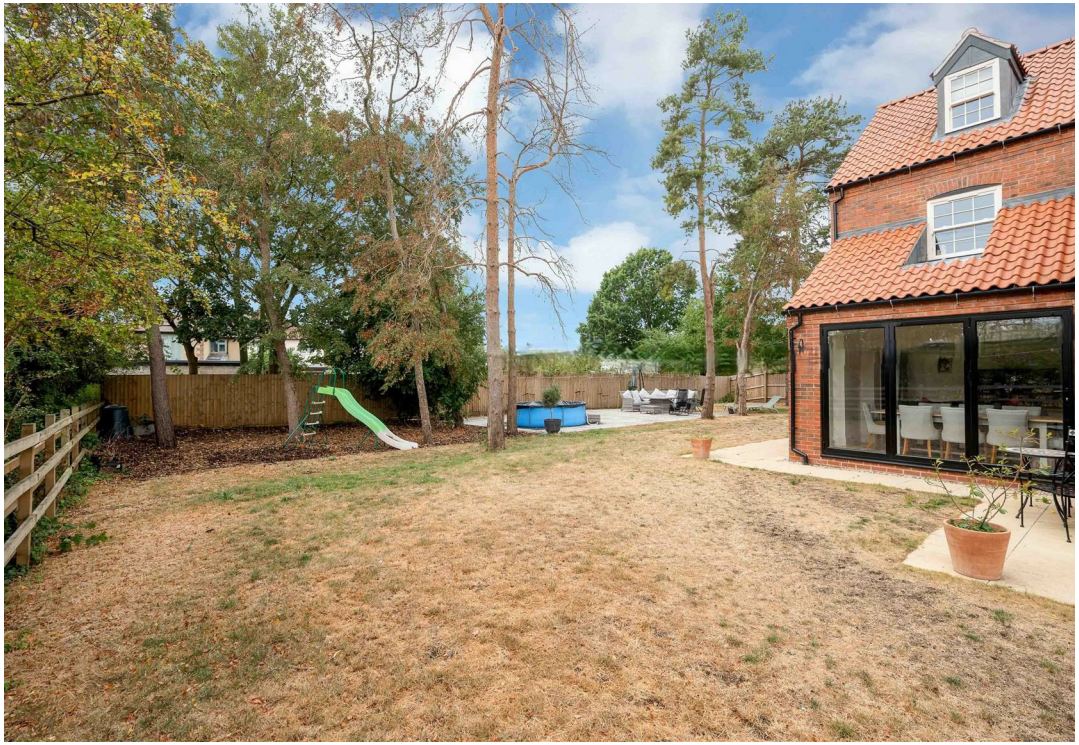
















GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

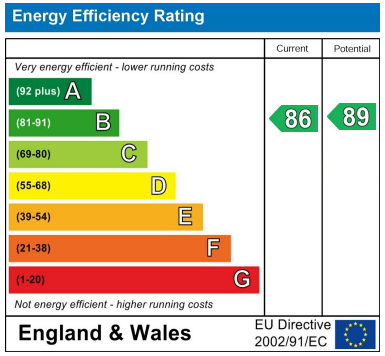
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

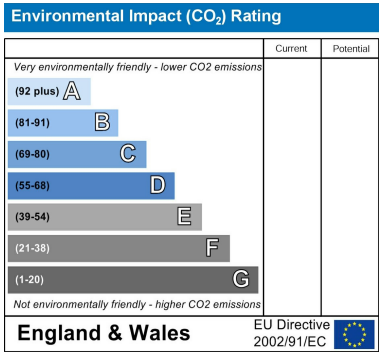
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS









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RICS

The Property Ombudsman

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