Mvita, Staythorpe Road, Rolleston, Newark, Nottinghamshire, NG23 5SG

Guide Price £750,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Substantial Detached Family Home
- Delightful Mature 0.25 Acre Plot
- Lovely Hardwood Conservatory
- Utility and Ground Floor w/c
- 2 En-suites, Bathroom and Shower Room
- Approximately 3,000 sq.ft.
- 2 Good Reception Rooms
- A Fantastic Open Plan Dining Kitchen
- 7 Bedrooms over First and Second Floors
- Double Driveway and Garage

Set well back from the road and forming one of an individual pair of executive homes originally constructed during the 1990s, this impressive detached family residence has been significantly enhanced and thoughtfully reconfigured over the years to create an exceptional home of considerable size, flexibility and quality.

Extending to approximately 3,000 square feet, the property offers beautifully appointed and well-balanced accommodation ideally suited to modern family living. A substantial rear extension, together with the addition of a second-floor conversion, has transformed the home into a spacious and highly adaptable residence capable of accommodating a wide variety of lifestyle requirements, including multi-generational living.

The accommodation is approached via a large and welcoming reception hall, setting the tone for the generous proportions found throughout. A superb dual-aspect lounge provides an elegant principal reception space, while a separate formal dining room flows seamlessly into a charming hardwood conservatory enjoying delightful views across the rear garden.

Undoubtedly one of the home's standout features is the magnificent family dining kitchen. Extended to create an impressive open-plan living and entertaining space, it is fitted with an extensive range of contemporary handleless cabinetry complemented by a substantial breakfast island and a striking gas-fired Aga. The kitchen is further enhanced by a practical utility room and a conveniently located ground floor cloakroom/WC.

The first and second floors provide an exceptional level of bedroom accommodation, offering up to seven well-proportioned bedrooms in total. The second-floor conversion creates a particularly attractive suite of rooms, comprising two generous double bedrooms and a contemporary shower room, ideally suited to independent family members, guests or extended family living arrangements.
The bedroom accommodation is complemented by two en-suite shower rooms, a spacious family bathroom and the additional second-floor shower room, ensuring excellent facilities for larger families.

Externally, the property occupies a delightful mature plot extending to approximately 0.25 acres. To the front, a generous driveway provides ample off-road parking and leads to the double garage. To the rear, a large established garden enjoys an excellent degree of privacy, with mature planting creating a peaceful and attractive outdoor environment ideal for family enjoyment and entertaining.

Homes of this calibre, offering such substantial and versatile accommodation within a highly regarded residential location, are rarely available. Providing exceptional flexibility for growing families, this home represents a rare opportunity to acquire a truly impressive long-term family home.

Rolleston is a highly desirable Nottinghamshire village offering an attractive blend of countryside living and excellent connectivity. Located just a few miles north of Newark-on-Trent, the village enjoys a peaceful rural setting with a strong community atmosphere, whilst benefiting from convenient access to Newark's wide range of amenities and leisure facilities. The village is home to the popular Crown Inn and falls within the catchment area for a number of well-regarded schools, including The Minster School in Southwell. Newark North Gate station provides direct rail services to London King's Cross, making Rolleston an appealing choice for commuters. Surrounded by open countryside and close to the River Trent, the village is ideal for those who enjoy outdoor pursuits, whilst its charming character, attractive homes and convenient location continue to make it a sought-after place to call home.

ACCOMMODATION

A part-glazed entrance door leads into a welcoming entrance hallway.

HALLWAY

With stylish flooring, an attractive balustrade and spindled turning staircase rising to the first floor. There is a central heating radiator, coved ceiling and doors to rooms, including the lounge.

LOUNGE

The lounge is a large dual-aspect reception room with a double-glazed bay window to the front and a double-glazed window overlooking the rear garden. There are two central heating radiators, a coved ceiling and a feature fireplace with decorative surround and cast-iron insert housing a coal-effect gas fire. A door leads into the dining room.

DINING ROOM

The dining room is a versatile reception room, currently used as a second sitting room, coved ceiling, central heating radiator, a door into the kitchen and double French doors into the conservatory.

CONSERVATORY

The conservatory is a superb addition to the property across the rear, of hardwood and double-glazed construction, with a pitched glass roof, double-glazed windows, double French doors to the rear and a single French door to the side. There is tiled flooring throughout with underfloor electric heating and glazed double French doors leading into the dining kitchen.

DINING KITCHEN

The dining kitchen is a fantastic space, extended to the rear to provide a large open-plan

family-sized kitchen diner. It has tiled flooring throughout with underfloor heating, double-glazed windows to both side and rear aspects, and two large Velux skylights. There are spotlights to the ceiling, and the kitchen is fitted with a contemporary range of handleless high-gloss white base and wall cabinets, LED plinth lighting and underlighting to the wall units, contrasting granite worktops and upstands, and an undermounted 1.5 bowl sink with spray-hose mixer tap. There is a large island unit providing breakfast bar seating and housing a Neff two-zone electric hob. There is an integrated dishwasher, space for an American-style fridge freezer, pull-out pantry drawers, a Neff integrated microwave and an Aga with chimney extractor hood over.

UTILITY ROOM

The utility room is fitted with a range of handleless base and wall cabinets in white with granite worktops and upstands, a Belfast sink with mixer tap and plumbing beneath for a washing machine. There is tiled flooring, a double-glazed window and a part-glazed door to the side aspect.

GROUND FLOOR WC/CLOAKROOM

Fitted with a two-piece cream suite comprising a close-coupled toilet and pedestal wash basin with hot and cold taps and tiled splashbacks. There is tiled flooring, central heating radiator, extractor fan and a double-glazed obscure window to the front aspect.

FIRST FLOOR LANDING

The first floor landing has a spindled staircase rising to the second floor, a useful understairs storage cupboard and an airing cupboard housing the Gledhill hot water cylinder.

BEDROOM ONE

A good-sized double bedroom with a double-glazed window to the front aspect and an en-suite shower room.

EN-SUITE SHOWER ROOM

The spacious en-suite includes a large quadrant shower enclosure with glazed sliding doors and mains-fed rainfall shower with additional spray hose and body jets. There is a concealed-cistern toilet and twin countertop wash hand basins by Utopia with mixer taps and cupboards below, tiled flooring, a chrome towel radiator and two double-glazed windows to the rear aspect.

BEDROOM TWO

A double bedroom with a double-glazed window to the rear aspect and an en-suite shower room.

EN-SUITE SHOWER ROOM

Including a shower enclosure with glazed sliding door and mains-fed rainfall shower with additional spray hose. There is a chrome towel radiator, floating concealed-cistern toilet with chrome flush plate and a wash basin with mixer tap, stylish tiled flooring and splashback, and an extractor fan.

BEDROOM THREE

A good-sized double bedroom with two double-glazed dormer windows to the front aspect and two central heating radiators.

BEDROOM FOUR

A double bedroom with central heating radiator and a double-glazed window to the rear aspect.

FAMILY BATHROOM

The family bathroom is a large three-piece bathroom including a corner bath with mixer tap, shower and glazed shower screen, a concealed-cistern floating toilet and a vanity wash basin with mixer tap and drawer below. There is a comprehensive range of fitted bathroom storage, tiled flooring, tiling to splashbacks, a chrome towel radiator, extractor fan and a double-glazed obscure shuttered window to the rear aspect.

BEDROOM FIVE/HOME OFFICE

A versatile room currently used as a home office and accessed via glazed double doors from the landing. There is a feature vaulted ceiling with exposed ceiling timbers, a double-glazed window to the side aspect, a feature double-glazed arched window to the front and a central heating radiator.

SECOND FLOOR LANDING

The second floor landing has laminate flooring, a spacious landing area with Velux skylight and fitted blind, and a built-in storage cupboard. This large landing space is versatile and could accommodate a home office or play area if preferred, and has a range of wall-to-wall fitted wardrobes with hanging rails.

BEDROOM SIX

Laminate flooring, central heating radiator, a double-glazed window to the rear aspect and access to the eaves for storage.

BEDROOM SEVEN

laminate flooring, central heating radiator, access to the eaves for storage, a double-glazed window to the rear aspect and a built-in double wardrobe with hanging rails and shelving.

SECOND FLOOR SHOWER ROOM

Fitted with a modern suite including a half-pedestal wash basin with waterfall mixer tap and tiled splashback, and a floating concealed-cistern toilet with chrome flush plate. There is a shower enclosure with glazed folding screen and mains-fed rainfall shower, tiling to splashbacks, spotlights to the ceiling, extractor fan, chrome towel radiator and a double-glazed obscure window to the rear aspect.

OUTSIDE

To the front of the property, a double-width driveway provides ample off-road parking for two vehicles and leads to the integral double garage with two up and over doors to the front, courtesy door to the side and housing the gas central heating boiler.

GARDENS

The gardens are a particular feature of the property, extending to approximately 0.25 acres and enjoying a delightful position backing onto open fields. Access is available via both sides of the property, leading to an extensive and beautifully maintained rear garden with gated access on either side.

The rear garden offers generous sweeping lawns complemented by a variety of paved patio and seating areas, ideal for outdoor entertaining and family enjoyment. Additional features include a raised timber deck with pergola and an attractive selection of mature trees, shrubs and planting beds that provide colour and interest throughout the seasons. Enjoying a high degree of privacy and picturesque open-field views beyond, this exceptional outdoor space provides the perfect setting for relaxation and al fresco living.

COUNCIL TAX

The property is registered as council tax band F.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is accessed via a shared drive with Elmcroft and Norton House.

The propety is connected to mains gas and mains water/ drainage

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

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

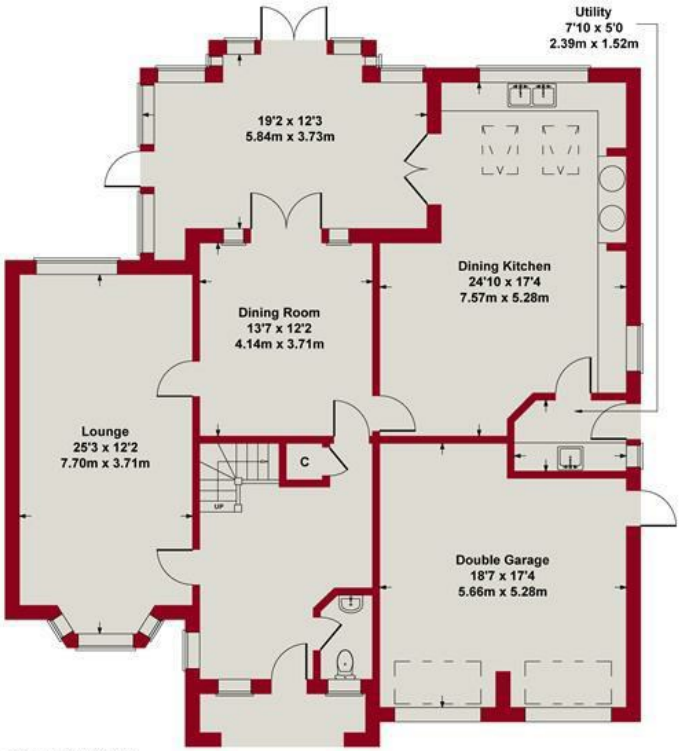
School Ofsted reports:-
https://reports.ofsted.gov.uk/

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

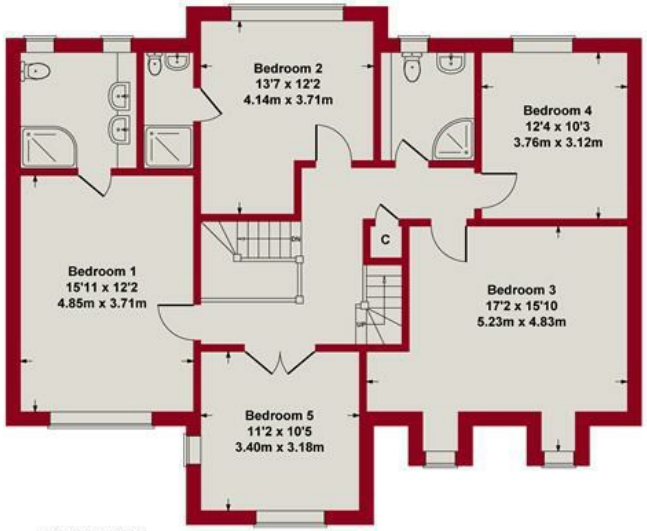
Baguio City

Pokémon

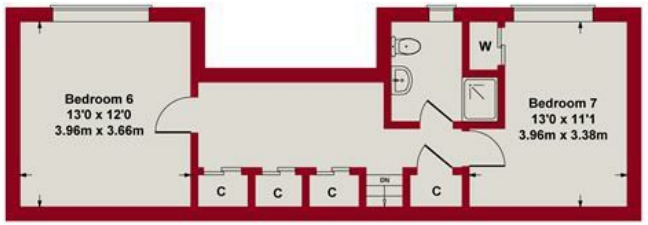
Approximate Gross Internal Area
3077 sq ft - 286 sq m (Excluding Garage)



GROUND FLOOR



FIRST FLOOR



SECOND 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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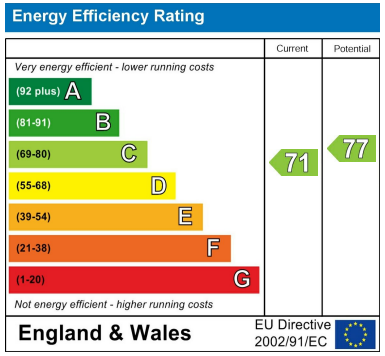

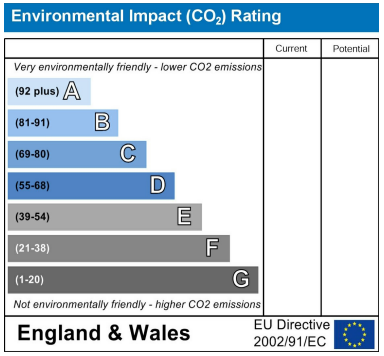

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RICS

The Property Ombudsman

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