Emma Terry Homes

moving made personal

8 Manor Walk

Epperstone, Nottingham, NG14 6RP

Offers over £415,000

3 2 2 B

8 Manor Walk, Epperstone, Nottingham NG14 6RP

The property offers flexible 3+1 bedroom accommodation, with the downstairs dining room providing the potential to be used as a fourth bedroom if required. Conveniently located alongside a downstairs shower room, this space could be particularly well suited to guests, extended family or those seeking ground-floor bedroom accommodation.

Situated within the original grounds of the historic Epperstone Manor, this beautifully presented three-bedroom mews-style home offers a wonderful combination of character, modern living and an idyllic village setting. Enjoying a peaceful position with attractive countryside views to the rear, this stylish home is ready to move straight into.

The accommodation comprises a welcoming entrance hall with useful storage and space for a washing machine and freezer, a contemporary ground floor shower room and separate dining room. The impressive open-plan kitchen and living area forms the heart of the home, with French doors opening onto the rear garden and creating a lovely connection between the indoor and outdoor spaces.

To the first floor are three well-proportioned bedrooms, including one with a walk-in wardrobe, together with a beautifully appointed family bathroom fitted with a modern four-piece suite. Two of the bedrooms enjoy pleasant open views.

Outside, the property benefits from a south-west facing landscaped rear garden, featuring a paved patio, lawn, established planting, mature shrubs, bushes and attractive sleeper beds, creating a peaceful and private outdoor retreat. The property also benefits from a garage with power, lighting and an electric door, a designated parking space to the rear and additional visitor parking.

Epperstone is a highly regarded Nottinghamshire village offering a welcoming community atmosphere and a range of local amenities. Excellent transport links provide easy access to Nottingham.

ENTRANCE HALL

Entrance door to property, a central heating radiator, wooden double glazed window to front, storage cupboard with space for washing machine and freezer, doors through to kitchen/living room, dining room and shower room and stairs to first floor.

KITCHEN/LIVING ROOM

20'9" x 18'3" (6.34 x 5.57)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, integrated fridge and dishwasher, built-in oven, gas hob with extractor fan, two central heating radiators, wooden double gazed window to front, wooden double gazed window to rear and wooden double glazed French doors to rear.

DINING ROOM

12'3" x 8'5" (3.75 x 2.59)

A central heating radiator, built-in storage cupboard and wooden double glazed window to rear.

SHOWER ROOM

Low level flush WC, wash hand basin with mixer tap, shower cubicle and a central heating radiator.

LANDING

Velux window, a central heating radiator and doors through to Master Bedroom, Bedroom 2 and 3 and Bathroom.

Tel: 0115 966 57 41

MASTER BEDROOM
11'11" x 12'0" (3.64 x 3.67)
A central heating radiator, wooden double glazed window to rear and door through to walk-in wardrobe.

WALK-IN WARDROBE
A Velux window.

BEDROOM 2
A central heating radiator and wooden double glazed window to rear.

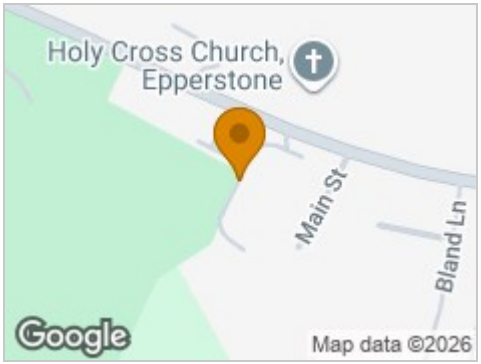
BEDROOM 3
10'6" x 7'2" (3.22 x 2.20)
A central heating radiator and a Velux window.

BATHROOM
Enclosed toilet system WC, wall hung wash hand basin with mixer tap, bath with central mixer tap, separate shower cubicle, heated towel rail and a Velux window.

OUTSIDE
Outside, the property enjoys an attractive frontage onto a pedestrianised courtyard leading to the front door, with rear gate access to the beautifully landscaped garden from a private parking space. The garden features a patio area, perfect for outdoor dining and entertaining, alongside sleeper beds and well established borders that frame a well-kept lawn area, creating a private and inviting outdoor retreat. The home also benefits from a dedicated parking spaces, immediately behind the house and a garage.

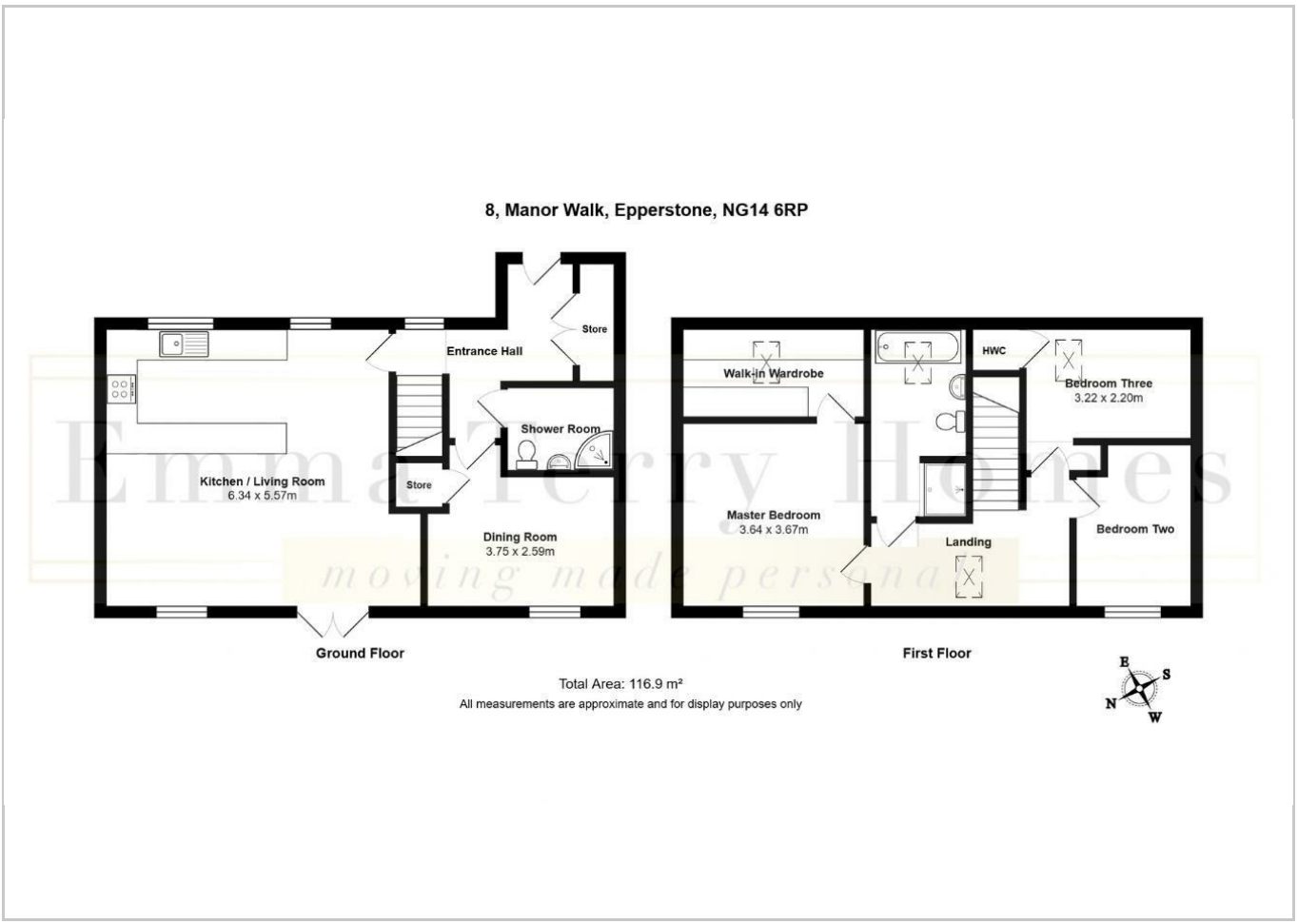
GARAGE
Power, lighting and electric door.

Road Map



Hybrid Map

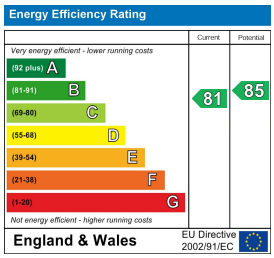
Terrain Map



Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk