

Cedar House Bleasby Road, Thurgarton, Nottingham, NG14 7FW

Guide Price £700,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individually Designed Detached Home
- Fantastic Open Plan Living/Kitchen
- Sitting Room with Media Cabinet
- Three Double Bedrooms
- Ample Driveway & Store
- High Specification Throughout
- Garden Room with Bi Fold Doors
- Utility & GF W/C
- Luxury Bathroom & En Suite
- Beautifully Landscaped Gardens

A rare opportunity to acquire an exceptional, individually designed detached home, recently constructed to exacting standards and finished to an uncompromising, high specification throughout. This outstanding home showcases a meticulous attention to detail, seamlessly blending contemporary style with practical living.

The property opens into a welcoming reception hallway, where an impressive oak and glass staircase rises to a galleried first-floor landing, setting the tone for the quality and craftsmanship evident throughout.

The heart of the home is undoubtedly the stunning open-plan living dining kitchen - a beautifully curated space designed for both everyday living and entertaining. Appointed with a comprehensive range of high-quality integrated appliances, the kitchen flows into the dining and living areas. Expansive sliding glazed doors flood the space with natural light and open directly onto the rear gardens, creating a seamless indoor-outdoor connection. This space is further enhanced by a well-designed garden room, open plan to the kitchen, with bi-fold doors to the outside.

There is also a generous sitting room with a bespoke fitted media cabinet, along with a practical utility room and a ground floor W/C completing the accommodation on this level.

To the first floor, the property continues to impress with three substantial double bedrooms, all beautifully presented. The principal suite is particularly noteworthy, featuring a striking bespoke apex window that frames delightful views over the rear garden and adjoining fields, alongside quality fitted wardrobes and a luxurious en suite shower room. The remaining bedrooms are served by a stunning four-piece family bathroom, finished to an exceptional standard with premium fixtures and fittings.

Externally, the property occupies a generous and thoughtfully designed plot. A spacious driveway provides ample off-road parking for multiple vehicles, complemented by a substantial brick-built store. The rear gardens are a true highlight - professionally landscaped with well-maintained lawns, mature planting, and elegant patio seating areas ideal for al fresco dining and relaxation.

This is a home of rare quality and distinction, where no detail has been overlooked. Early viewing is highly recommended to fully appreciate the impressive space, refined design, and exceptional finish on offer.

ACCOMMODATION

A solid panelled entrance door in oak with a double glazed window to the side leads into the entrance hall.

ENTRANCE HALL

An impressive and welcoming entrance hall with a high vaulted ceiling and Velux skylight plus a double glazed window to the front aspect and an almost floor-to-ceiling obscured glass window to the side. Timber effect tiled flooring with underfloor heating, doors to rooms, an oak framed picture window into the garden room and garden beyond with a bespoke fitted shoe cabinet beneath. There is a screened cloakroom area with hanging for coats as well as the underfloor heating manifold, which is boxed in.

SITTING ROOM

A superbly proportioned sitting room with two double glazed windows to the front aspect, underfloor heating and a fantastic wall-to-wall bespoke built-in media cabinet with LED underlighting, shelving and large storage drawers.

OPEN PLAN LIVING STYLE DINING KITCHEN

A superb open plan living, dining and kitchen space, finished with timber-effect tiled flooring incorporating underfloor heating. The room benefits from three double glazed obscured windows to the side elevation, along with large aluminium-framed double glazed sliding patio doors opening onto the rear garden, allowing for excellent natural light and a seamless indoor-outdoor feel.

The kitchen area is fitted with a comprehensive range of quality Shaker-style base and wall units in a striking midnight blue, complemented by oak-effect trim and underlighting to the wall cabinets, along with two glazed display units. These are set beneath quartz work surfaces, incorporating an undermounted Franke composite one-and-a-half bowl sink with drainer grooves and a mixer tap.

A full suite of integrated appliances is included, comprising a five-burner Bosch gas hob with glass splashback and concealed extractor hood above, two separate drinks fridges, and a bank of Bosch ovens including twin fan ovens and a warming drawer. There is also an integrated fridge freezer and a Bosch dishwasher, together with a useful double-opening pantry-style cupboard providing ample internal shelving.

UTILITY ROOM

A well-appointed utility room, finished with timber-effect tiled flooring incorporating underfloor heating and benefiting from a high-level envelope window providing natural light. The ceiling is fitted with recessed spotlights, enhancing the clean and practical design.

The room is fitted with a range of Shaker-style base and wall units, complemented by durable work surfaces with matching upstands and an attractive patterned tiled splashback. An undermounted composite sink with mixer tap is inset, with space beneath the worktop for appliances, including plumbing for a washing machine.

The Worcester Bosch central heating boiler and the electricity consumer unit are neatly concealed within the cabinetry

GARDEN/FAMILY ROOM
A more recent extension to the property with tiled flooring and underfloor heating, a double glazed obscured window to the side aspect, spotlights to the ceiling and large aluminium framed bi-fold doors leading onto the rear garden.

GROUND FLOOR W/C
Fitted with a quality suite including a dual flush toilet and a vanity wash basin with mixer tap, tiled splashback and storage cupboard below. Attractive patterned tiled flooring with underfloor heating plus a spotlight to the ceiling and a double glazed obscured window to the side aspect.

FIRST FLOOR LANDING
Accessed via a bespoke oak staircase with oak handrail and feature glass inserts, this first floor galleried landing provides access to bedrooms, has a central heating radiator and a large double airing cupboard housing the Stelflow hot water cylinder and slatted shelving.

PRINCIPAL BEDROOM
A fantastic principal bedroom with feature vaulted ceiling, a central heating radiator and a large double glazed apex window to the rear gable overlooking the gardens. There is a range of custom built wall-to-wall fitted wardrobes with hanging rails and drawers. A sliding pocket door leads into the en-suite.

EN-SUITE
A superbly appointed en suite shower room, fitted with a high-quality contemporary suite. This includes a floating vanity wash basin with mixer tap and useful drawer storage beneath, a concealed cistern WC, and a low-profile shower tray with fixed glazed screen and a wall-mounted rainfall shower with additional handheld attachment.
The room is finished with tiled splashbacks and an attractive patterned tiled floor incorporating underfloor heating. Further features include a heated towel rail, extractor fan, recessed ceiling spotlights, an electric shaver point, and an electric Velux skylight with fitted blind, allowing for both natural light and ventilation.

BEDROOM TWO
A spacious double bedroom with two double glazed windows to the front aspect, the larger of the two including fitted shutters. There is a vertical column radiator and a range of wall-to-wall fitted bedroom furniture including wardrobes with hanging rails, shelving and inset drawers plus open shelving to the side.

BEDROOM THREE
Another good sized double bedroom with laminate flooring, a central heating radiator and a double glazed shuttered window to the rear aspect.

FAMILY BATHROOM
A well-appointed four-piece family bathroom, fitted with a quality contemporary suite. This includes a vanity wash basin with mixer tap and drawer storage beneath, a concealed cistern WC, and a freestanding bath with a wall-mounted chrome mixer tap.
There is a separate shower enclosure with glazed door and screen, fitted with a wall-mounted rainfall shower and additional handheld attachment. The room is finished with tiled flooring incorporating underfloor heating, complemented by wall tiling and further tiling to the shower area.
Additional features include an electric Velux skylight with fitted blind, a heated towel rail, electric shaver point, extractor fan, and recessed ceiling spotlights.

DRIVEWAY PARKING
A brick pillard entrance at the front of the plot leads onto a good sized driveway edged with attractive block pavers and providing parking for several vehicles. An EV charger is included in the sale.

GARDENS
The property occupies a mature established plot with well stocked planted beds and borders to the front as well as a small shaped lawned area and gated side access to the rear garden. To the front of the plot is a useful brick built storage building accessed via double doors to its rear. The rear garden is a particular feature of the property having been professionally designed and landscaped to include a large paved patio area with sleeper beds and retaining walls leading to the shaped lawned areas edged with well stocked beds and borders and including an attractive Acer tree at its heart. The rear abuts open fields and includes a garden summerhouse with power and light.

COUNCIL TAX
The property is registered as council tax band F.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Planning permission was recently granted for the construction of a porch to the front of the property. 25/00847/HOUSE Construct single storey front porch.

The property is located in a conservation area.

The remaining years of an NHBC Guarantee are in place.

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.

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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/

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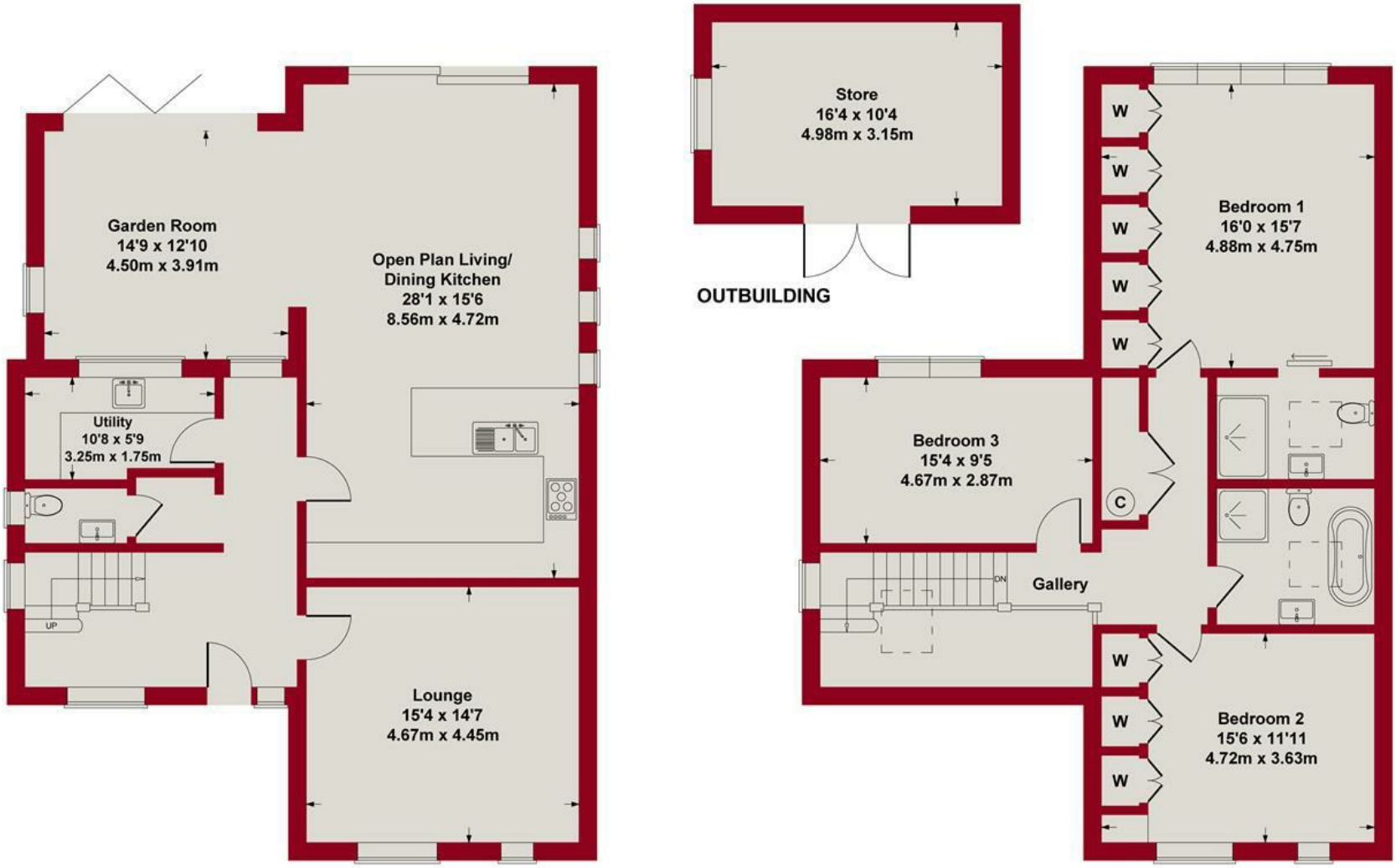








Approximate Gross Internal Area
2230 sq ft - 207 sq m



GROUND FLOOR

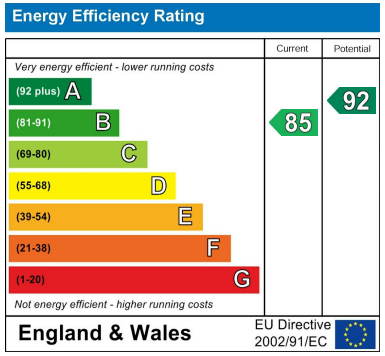
FIRST FLOOR

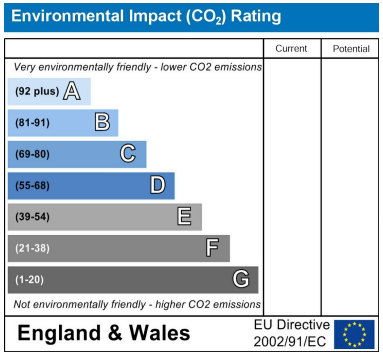
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