

# Emma Terry Homes

*moving made personal*



## 9 Manor Walk

Epperstone, Nottingham, NG14 6RP

Guide price £400,000 - £420,000



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Situated within the original grounds of the historic Epperstone Manor, this beautifully maintained three-bedroom mews style home offers a wonderful blend of character, modern living and an idyllic village setting. Positioned within a peaceful residential development and enjoying attractive countryside views to the rear, the property is ready to move straight into and would suit a range of buyers looking for stylish and low-maintenance living.

The accommodation is both spacious and versatile, beginning with a welcoming entrance hall with storage and access to a contemporary ground floor shower room. Also on the ground floor is a generous double bedroom, that could be used as a home office or additional reception space. The heart of the home is the impressive open-plan kitchen, dining and living area, thoughtfully designed for modern lifestyles. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are two further well-proportioned double bedrooms, both enjoying pleasant open views, together with a stylish family bathroom finished to a modern standard.

Outside, the property continues to impress with its south west facing garden. A paved patio provides the perfect space for outdoor dining and entertaining, while the lawn and established borders create a peaceful retreat. To the rear there are two designated parking spaces with additional visitor parking.

Epperstone is a highly regarded Nottinghamshire village offering a delightful community atmosphere with a popular amenities. Excellent transport links provide easy access to Nottingham, Newark and surrounding towns, while nearby Lowdham station offers convenient rail connections.

Additional Information - Annual service charge of £515.60 covers external lighting, garden maintenance, and car park upkeep.



## ENTRANCE HALL

7'10" x 12'5" (max) (2.4m x 3.8 (max))

Entrance door to property, a central heating radiator, storage cupboard, double glazed window to front, doors through to Shower Room, Bedroom 3 and Kitchen and stairs to first floor.

## SHOWER ROOM

6'10" x 5'6" (2.1m x 1.7m)

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

## BEDROOM 3

12'5" x 10'9" (max) (3.8m x 3.3m (max))

A central heating radiator, double glazed window to rear and storage cupboard.

## KITCHEN

10'9" x 7'10" (3.3m x 2.4m)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, gas hob and extractor fan, integrated dishwasher, washing machine, fridge and freezer, a central heating radiator and two double glazed windows to front.

## DINING AREA

9'2" x 8'10" (2.8m x 2.7m)

A central heating radiator.

## LIVING AREA

20'0" x 10'9" (6.1m x 3.3m)

A double glazed window to rear and double glazed French door to rear.

## LANDING

10'2" x 5'2" (3.1m x 1.6m)

A central heating radiator, Velux window and doors through to Bedroom 1 and 2 and Bathroom.

## BEDROOM 1

10'5" x 18'4" (3.2m x 5.6m)

A central heating radiator, double glazed roof light and double glazed window to rear.

## BEDROOM 2

18'4" x 11'1" (5.6m x 3.4m)

Built-in wardrobes, a central heating radiator and two double glazed roof lights.

## BATHROOM

12'9" x 6'10" (3.9m x 2.1m)

A large rectangular bath with central mixer tap, separate fully tiled shower cubicle with thermostatically controlled overhead rain shower and glass enclosure, wash hand basin, enclosed toilet

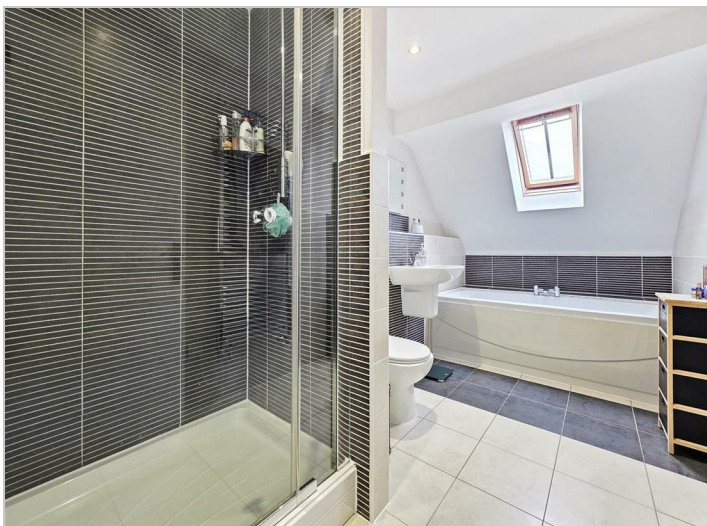
system, heated towel rail and a double glazed roof light.

## OUTSIDE

Outside, the property enjoys an attractive frontage onto a pedestrianised courtyard leading to the front door, with rear gate access to the beautifully maintained garden from a private parking space. The garden features a lovely flagstone patio, perfect for outdoor dining and entertaining, alongside established borders that frame a well-kept lawn area, creating a private and inviting outdoor retreat. The home also benefits from two dedicated parking spaces, one immediately behind the house and a second located within a larger parking compound to the south of the development.

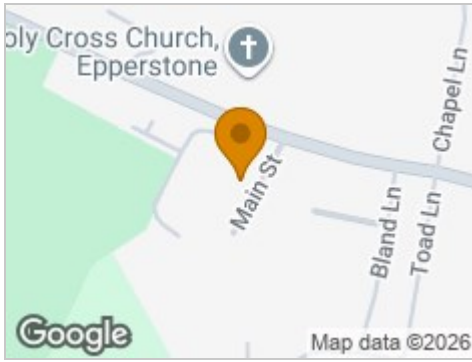








## Road Map



## Hybrid Map



## Terrain Map



### GROUND FLOOR



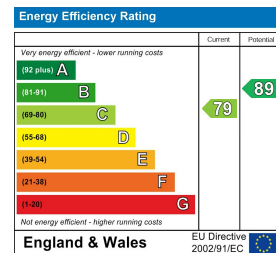
### FIRST FLOOR



## 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



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