



**Swithland Bleasby Road, Thurgarton,  
Nottingham, NG14 7FW**

**Guide Price £625,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Individual Detached Home
- Generous Lounge Featuring Log Burning Stove
- Stylish Shaker Style Breakfast Kitchen
- Ground Floor En Suite Double Bedroom Option
- Superb Four Piece Bathroom
- Superbly Appointed And Versatile Accommodation
- Spacious Dining Room
- Useful Utility/ Boot Room
- Two First Floor Double Bedrooms
- Impressive Plot With Double Garage

A rare and exciting opportunity to acquire this attractive and individual detached home, occupying a prominent position within the highly regarded village of Thurgarton and offering superbly appointed, versatile accommodation.

The thoughtfully arranged layout provides excellent flexibility, including the option of a ground floor en-suite double bedroom if required. The accommodation is well balanced and generously proportioned throughout, beginning with an inviting entrance hall and a stunning lounge featuring a log-burning stove and French doors opening onto the rear garden.

A spacious dining room flows into the well-appointed breakfast kitchen, which is fitted with attractive shaker-style units and, along with the dining room offers an ideal space for both everyday living and entertaining. The ground floor is further complemented by a useful utility/boot room and a guest WC.

To the first floor are two generous double bedrooms, served by a superbly appointed four-piece family bathroom finished to a high standard.

Externally, the property occupies a particularly impressive plot. The substantial frontage provides ample off-road parking together with a double garage fitted with an electric door. A large south-easterly facing terrace to the front is perfect for enjoying the morning sun, while to the rear lies a private and enclosed garden with lawn and patio seating areas. A standout feature is the superb garden cabin, offering an exceptional space for home working, hobbies, or relaxed enjoyment of the garden

### ACCOMMODATION

A uPVC double glazed entrance door in oak-effect finish with matching uPVC double glazed side windows opens into the entrance hall.

### ENTRANCE HALL

Featuring wood-effect flooring, a central heating radiator, stairs rising to the first floor with understairs storage and built-in bench seating. A doorway leads into the lounge.

### LOUNGE

A superbly proportioned and generously sized reception room with ceiling spotlights, a uPVC double glazed window to the front aspect, and uPVC double glazed French doors opening

onto the rear garden. The room benefits from a contemporary anthracite vertical radiator and a feature fireplace with floating oak mantel, raised slate hearth and recess housing an Ekol cast-iron wood-burning stove.

### DINING ROOM

The dining room has a central heating radiator, uPVC double-glazed windows to the side and rear aspects, and leads into the breakfast kitchen.

### BREAKFAST KITCHEN

The kitchen is fitted with an attractive range of shaker-style base and wall units with cupboards and drawers, under-unit lighting, rolled edge worktops with matching upstands, and a one-and-three-quarter bowl stainless steel sink with mixer tap. Built-in appliances include a dishwasher, with recesses for an electric cooker and fridge/freezer. A full-height pantry cupboard with sliding doors, pull-out drawers and shelving provides excellent storage. The kitchen also features ceiling spotlights, two uPVC double glazed windows overlooking the rear garden, and a uPVC double-glazed door leading to a covered passageway.

### COVERED PASSAGEWAY

The covered passageway provides access to both the garden and the utility room.

### UTILITY/BOOT ROOM

The utility room is fitted with base units, rolled edge worktop, stainless steel single drainer sink with mixer tap, and space and plumbing for a washing machine. The room has tiled flooring, a chrome towel radiator, roof access hatch, and two uPVC double glazed windows.

### GROUND FLOOR BEDROOM/RECEPTION ROOM

A ground floor bedroom/reception room offers excellent versatility and features a uPVC double glazed window to the front aspect, a contemporary vertical radiator, and a sliding door leading to the en-suite shower room.

### EN-SUITE SHOWER ROOM

The en-suite is superbly appointed with a modern suite comprising a quadrant shower enclosure with glazed sliding doors and mains fed shower, pedestal wash basin with mixer tap, back-to-wall toilet, splashback tiling, extractor fan, and chrome towel radiator.

### GUEST W/C

There is also a separate w/c, accessed from the entrance hall, fitted with a white cloakroom suite including a back-to-wall toilet and floor-standing vanity wash basin with mixer tap and storage below. Additional features include tiled flooring, chrome towel radiator, and a high-level uPVC double-glazed window to the rear aspect.

### FIRST FLOOR LANDING

The first floor landing benefits from a uPVC double glazed dormer window to the front aspect and provides access to two bedrooms.

### BEDROOM ONE

A large dual aspect double bedroom with central heating radiator, access to the eaves, and uPVC double-glazed windows to both front and rear aspects.

## **BEDROOM TWO**

A good-sized double bedroom featuring a central heating radiator, uPVC double glazed windows to the front and rear elevations, and access to eaves storage. A cupboard houses the Baxi combination boiler and provides additional storage.

## **FAMILY BATHROOM**

The family bathroom is superbly appointed and of generous proportions, fitted with a modern four piece suite comprising a panel sided bath with in-wall hot and cold taps, a floating vanity wash basin with mixer tap and storage cupboards below, a back-to-wall toilet, and a large walk-in shower enclosure with fixed glazed screens and a mains fed rainfall shower with additional spray hose. Further features include tiled flooring, wall tiling to splashback areas, ceiling spotlights, extractor fan, chrome towel radiator, and a uPVC double glazed frosted window to the rear aspect.

## **DRIVEWAY PARKING & GARAGE**

An attractive block paved driveway provides parking at the front of the plot and leads to a detached brick-built double garage with electric roller door and courtesy door to the side. The remainder of the front garden is gravelled, offering additional off-road parking if required.

## **GARDENS**

To the front is an attractive raised terrace enjoying a south-easterly aspect. There is gated access on both sides, with a double gate to one side and a single gate to the other, leading to a good-sized, enclosed rear garden. The garden is enclosed by a combination of mature hedging and timber panel fencing and has been thoughtfully landscaped in a gentle tiered design.

Features include a block-paved patio seating area, a combination of lawn and artificial lawn, decorative pebble beds, and a raised timber decked seating area to the rear.

## **GARDEN CABIN**

A fantastic garden cabin offering a versatile range of uses, complete with power and lighting, uPVC double-glazed windows, and accessed via uPVC double-glazed French doors.

## **COUNCIL TAX**

The property is registered as council tax band F.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

The property is located within a Conservation Area.

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>













Approximate Gross Internal Area  
1646 sq ft - 153 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	74
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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