



**Meadow View, Plot 4 Sunset House, 106 Pear
Tree Lane, Teversal Village, Sutton-In-Ashfield,
Nottinghamshire, NG17 3LE**

**New Build £660,000
Tel: 01623 626990**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Exceptional New Homes Development
- Quality High Specification Throughout
- 5 Double Bedrooms & 4 Bath/Shower Rooms
- Open Plan Kitchen/Diner & Utility
- Wonderful Open Views
- Only x7 Detached Family Homes
- Plot 4: Three Storey Living: 2,268 Sq Ft
- Spacious 22ft Lounge & Separate Study
- Large Integral Double Garage
- Idyllic Countryside Location

We have the privilege of offering to the market Meadow View – an exceptional new homes development of seven, three storey, five bedroom detached family houses built in quality handmade brick with stone sills in 2025 by renowned local developer Pulchra Homes, positioned at the end of Pear Tree Lane in an idyllic countryside location close to the Teversal Trail boasting wonderful open views.

Plot 4 Sunset House provides a spacious family home arranged over three floors (2,268 sq ft) with high ceilings to all floors, five double bedrooms, four bath/shower rooms and a large integral double garage (413 sq ft). The property comes with a 10 year new build warranty and high specification fixtures and fittings to include; high quality contemporary fitted kitchen with integrated appliances and quartz work surfaces, Porcelanosa bathrooms, carpets and LVT flooring throughout, chrome switches, sockets and spotlights, underfloor heating with individual room thermostats to all floors via a Bosch air source heat pump, high quality flush casement double glazed windows and large contemporary aluminium sliding patio doors to the lounge and kitchen.

Plot 4 Sunset House layout of living accommodation comprises an entrance hall with bespoke oak and glass staircase rising all the way up to the first and second floor galleried landings, downstairs WC, study, spacious 22ft dual aspect lounge, open plan kitchen/diner and a good sized L-shaped utility which comes with a washing machine and a separate tumble dryer. The first floor galleried landing leads to a large master bedroom with dressing area and an en suite. There are two further double bedrooms on the first floor as well as a family bathroom. The second floor galleried landing leads to bedroom four and five each with its own en suite.

Plot 4 is built and ready to move in.

Overall, this is a rare opportunity to acquire a high quality brand new home in a fantastic location. To arrange a viewing please call the office.

OUTSIDE

Pear Tree Lane is a countryside lane accessed from the centre of Teversal Village off Pleasley Road. The approach alongside adjacent countryside with wonderful views continue when you get to the property, which really do emphasise the quiet, rural village setting. Externally, plot 4 has a double width pebble driveway frontage which leads to a large integral double garage with a remote controlled electric up and over door. There are borders to each side of the

driveway with an attractive sandstone pathway across the front and down the side of the property leading to the rear garden. To the rear of the property, there is a south facing garden with an extensive sandstone patio which extends across the full width of the property. Beyond here, there is a lawn, Kingspan Klargeter BioDisc, fenced boundaries on two sides with planted trees in front and a hedgerow boundary to the other side.

LOCATION

Meadow View has a fabulous location, with its delightful rural setting and yet still being in an incredibly convenient location within close proximity to Hardwick Hall, the Teversal trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks straight from the property. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also comes stacked with a well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A COMPOSITE FRONT ENTRANCE DOOR WITH WALL LIGHTS TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'10" max x 8'6" (4.22m max x 2.59m)

With two double power points, underfloor heating, six ceiling spotlights and an oak and glass staircase provides access to the first floor galleried landing.

DOWNSTAIRS WC

5'7" x 3'3" (1.70m x 0.99m)

Having a modern Porcelanosa two piece white suite with chrome fittings comprising a wall hung WC with enclosed cistern. Wall hung wash hand basin with mixer tap and storage cupboard beneath. Chrome heated towel rail, part tiled walls, underfloor heating, ceiling spotlight, extractor fan and wall mounted mirror with touchscreen LED lighting.

STUDY

9'9" x 8'1" (2.97m x 2.46m)

With underfloor heating, four ceiling spotlights, three double power points, ample telephone points and double glazed window to the front elevation.

LOUNGE

22'1" x 13'3" (6.73m x 4.04m)

With underfloor heating, six double power points, telephone point, ten ceiling spotlights, double glazed window to the front elevation and a large double glazed aluminium sliding patio door leads out onto the rear garden. Open plan to:

OPEN PLAN KITCHEN/DINER

24'6" x 17'10" max (7.47m x 5.44m max)

(9'5" into dining area). A superbly appointed open plan kitchen/diner, having a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces and matching upstands. Under mount 1 1/2 bowl sink with chrome swan-neck mixer tap. There is a peninsula island with space for stools underneath. Integrated Bosch cooking appliances include a single electric oven, separate combination microwave oven, five ring induction hob and extractor hood above. Further integrated appliances include a fridge/freezer, dishwasher and wine cooler. Herringbone LVT flooring, underfloor heating, eleven ceiling spotlights, eight double power points, double glazed window to the rear elevation and large double glazed aluminium sliding patio door leading out onto the rear garden. A built-in understairs storage cupboard with LVT herringbone floor and underfloor heating manifold provides useful storage.

UTILITY

15'9" max x 10'3" (4.80m max x 3.12m)

A good sized L-shaped utility, having contemporary shaker cabinets comprising wall and base units complemented by quartz worktops and matching upstands. Under mount sink with chrome swan-neck mixer tap. Pressurised hot water cylinder. Seven ceiling spotlights, underfloor heating, obscure UPVC double glazed door to the side elevation and personal door to the integral double garage.

FIRST FLOOR GALLERIED LANDING

13'5" x 8'8" (4.09m x 2.64m)

With four ceiling spotlights plus feature hanging light, underfloor heating, double glazed window to the front elevation and an oak and glass staircase provides access to the second floor galleried landing.

MASTER BEDROOM 1

15'5" x 13'6" (4.70m x 4.11m)

A large master bedroom suite with underfloor heating, five double power points, telephone point, six ceiling spotlights and double glazed window to the rear elevation.

DRESSING AREA

8'6" x 6'8" (2.59m x 2.03m)

With access to underfloor heating manifold, underfloor heating, two ceiling spotlights and double glazed window to the front elevation.

EN SUITE

8'2" x 7'7" (2.49m x 2.31m)

Having a modern Porcelanosa four piece white suite with chrome fittings comprising a walk-in tiled shower area with rainfall shower and additional shower handset. Wall hung double vanity unit with inset his and her sinks with mixer taps and four storage drawers beneath. Wall hung WC with enclosed cistern. Underfloor heating, chrome heated towel rail, four ceiling spotlights, extractor fan and wall mounted fitted mirror with touchscreen LED lighting and obscure double glazed window to the front elevation.

BEDROOM 2

13'4" x 10'1" (4.06m x 3.07m)

A second double bedroom with underfloor heating, three double power points, telephone point, six ceiling spotlights and double glazed window to the front elevation.

BEDROOM 3

13'4" x 8'11" (4.06m x 2.72m)

A third double bedroom with underfloor heating, three double power points, telephone point, six spotlights and double glazed window to the rear elevation.

FAMILY BATHROOM

8'8" x 5'7" (2.64m x 1.70m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled inset bath with rainfall shower and additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, part tiled walls, herringbone LVT flooring, underfloor heating, six ceiling spotlights, large wall mounted fitted mirror above the sink with touchscreen LED lighting and obscure double glazed window to the rear elevation.

SECOND FLOOR GALLERIED LANDING

Having two fitted wardrobes with shelving. Four ceiling spotlights and underfloor heating.

BEDROOM 4

21'1" x 15'5" max (6.43m x 4.70m max)

A large L-shaped double bedroom with underfloor heating, four double power points, three ceiling spotlights, access to underfloor heating manifold and feature floor-to-ceiling double glazed window to the front elevation.

EN SUITE

5'7" x 5'1" (1.70m x 1.55m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower and additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, underfloor heating, two ceiling spotlights and extractor fan.

BEDROOM 5

18'6" max x 13'4" max (5.64m max x 4.06m max)

A fifth double bedroom with underfloor heating, four double power points, two ceiling spotlights, double glazed window to the side elevation and feature floor-to-ceiling double glazed window to the front elevation.

EN SUITE

5'5" x 5'5" (1.65m x 1.65m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower and additional shower handset. Wall hung vanity unit

with inset wash hand basin with mixer tap and storage cupboard beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, underfloor heating, two ceiling spotlights and extractor fan.

INTEGRAL DOUBLE GARAGE

20'9" x 19'10" (6.32m x 6.05m)

Equipped with power and light. Housing the consumer unit and EV car charging point. Remote controlled electric up and over door.

NB

Please note, the internal images and video tour shown are from plot 1 and are to give an idea of a finished house.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

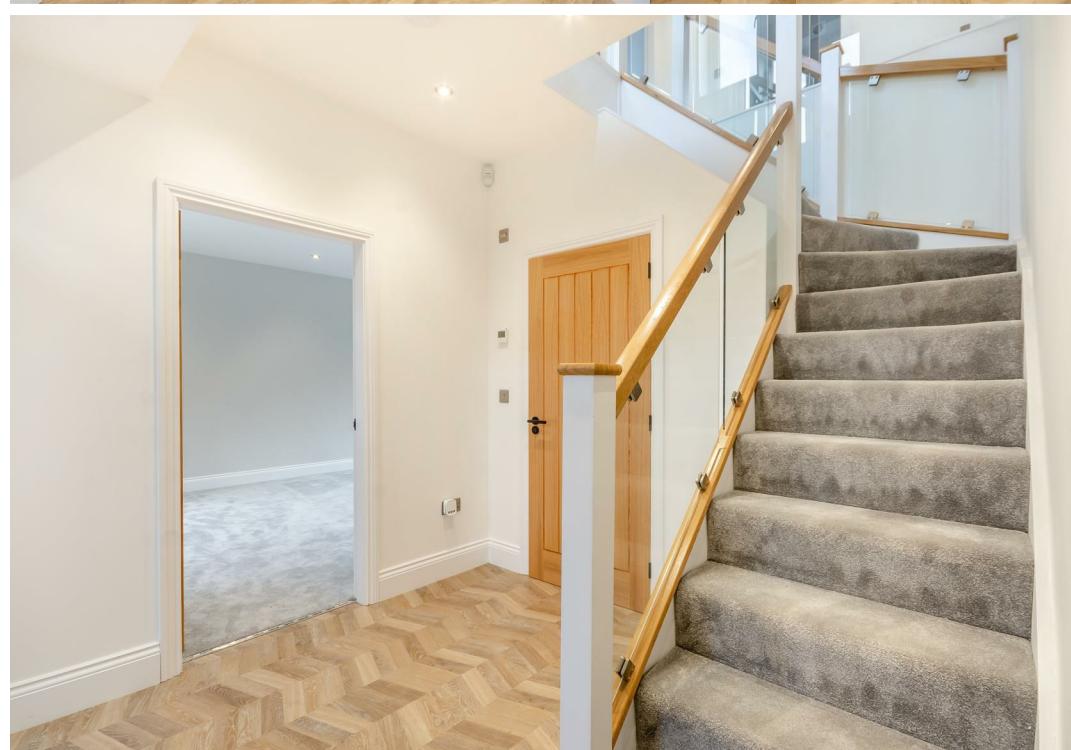
Mains water and electricity are connected. The property has its own Kingspan Klargeter BioDisc drainage treatment plant. Underfloor heating to all floors via an air source heat pump.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





















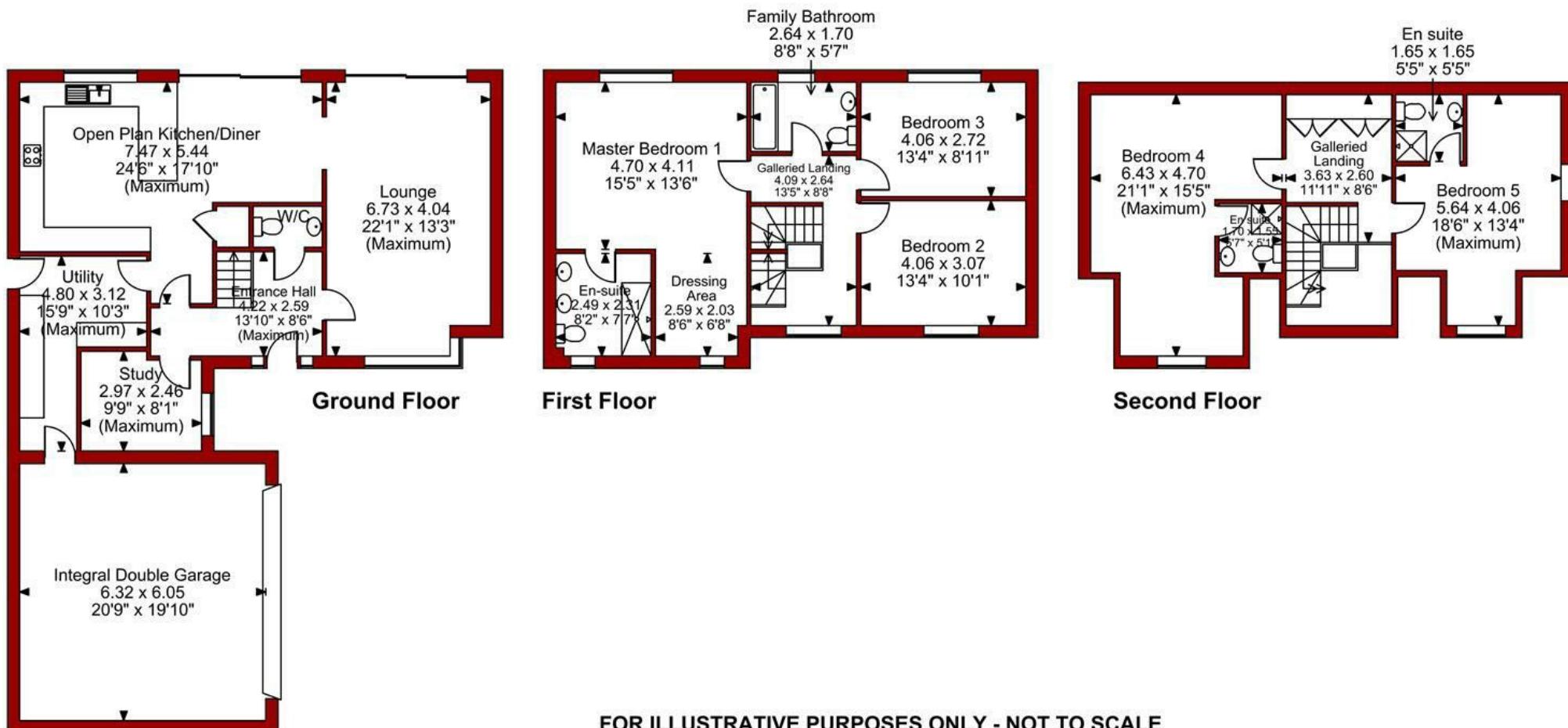
Plot 4 Sunset House, Pear Tree Lane, Teversal Village

Approximate Gross Internal Area

Main House = 211 SQ M/2268 SQ FT

Integral Double Garage = 38 SQ M/413 SQ FT

Total = 249 SQ M/2681 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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