



**Orchard Bungalow, Rose Cottage Drive,
Huthwaite, Nottinghamshire, NG17 2RU**

£360,000

Tel: 01623 626990

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

- Detached Bungalow (1,428 Sq Ft)
- 2 Spacious Double Bedrooms
- Large Open Plan Lounge/Dining Room
- Wonderful Private Plot (0.36 Acres)
- Block Paved Driveway & Garage
- Individually Designed & Built in 1980s
- Bathroom with Bath & Separate Shower
- Kitchen/Breakfast Room & Utility
- Southwest Facing to Rear
- Private Driveway of Only 5 Bungalows

We are delighted to present to the market this spacious two double bedroom detached bungalow, occupying a large, private plot with a stunning southwest facing rear garden at the end of a private driveway of only five detached bungalows.

Orchard Bungalow was individually designed and built in the 1980s and provides spacious rooms throughout providing overall living accommodation extending to circa 1,428 sq ft with gas central heating and UPVC double glazing. There is an L-shaped entrance hall, a large open plan lounge and dining room, conservatory with tinted transparent roof, kitchen/breakfast room, utility, WC, two spacious double bedrooms and a good sized bathroom with a bath and separate shower.

OUTSIDE

The property occupies a large plot extending to just over one third of acre positioned at the end of a shared private driveway of only five detached bungalows off Common Road. There is a farm gate entrance which opens onto a block paved driveway with turning space leading to a good sized garage. There is a planted area, a low retained walled boundary, gravel areas and block paved paths leading to the front entrance door and to a side gate which provides access to the rear garden. To the rear of the property, there is a most delightful, southwest facing, fully enclosed, wraparound garden providing wonderful privacy with an extensive range of mature shrubs and trees to all the borders. There are planted borders, well maintained lawns, extensive seating areas, including a raised decked area and a shed.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

17'7" max x 14'4" (5.36m max x 4.37m)

A wide, L-shaped entrance hallway with radiator, laminate floor, coving to ceiling and double doors opening to:

OPEN PLAN LOUNGE/DINING ROOM

29'7" x 16'9" max (9.02m x 5.11m max)

(14'3" into dining area). A substantial open plan living space with recessed log effect gas fire. Laminate flooring, coving to ceiling, two radiators, double glazed windows to the front and rear elevations and French doors open onto:

CONSERVATORY

10'3" x 9'0" (3.12m x 2.74m)

With tinted transparent roof and French doors leading out onto the southwest facing rear garden.

KITCHEN/BREAKFAST ROOM

12'1" x 11'5" (3.68m x 3.48m)

Having modern high gloss cabinets comprising wall cupboards, base units and drawers complemented by brushed chrome handles and wood work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Space for a freestanding cooker, space for a fridge/freezer, tiled flooring, ceiling spotlights and double glazed window and door to the rear elevation leading out onto the decked patio.

UTILITY

12'1" max x 8'11" max (3.68m max x 2.72m max)

With single base unit, stainless steel sink, ample shelving, tiled floor and loft hatch leads to an insulated and partially boarded loft. Plumbing and space for a dishwasher, washing machine and tumble dryer. Double glazed window to the rear elevation.

WC

4'7" x 2'5" (1.40m x 0.74m)

With WC and double glazed window to the rear elevation.

BEDROOM 1

14'7" x 13'6" (4.45m x 4.11m)

A large double bedroom with fitted wardrobes and overhead storage cupboards. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

11'7" x 11'5" (3.53m x 3.48m)

A second large double bedroom with radiator, coving to ceiling and double glazed window to the front elevation.

BATHROOM

11'3" x 9'2" (3.43m x 2.79m)

Another really good sized room, this modern four piece bathroom with chrome fittings comprises a corner panelled bath with mixer tap, shower attachment and tiled surround. Separate tiled shower cubicle. Large vanity unit extending across one wall with under mount sink with mixer tap, ample work surfaces to each side and extensive storage cupboards and drawers above and beneath. Heated towel rail, coving to ceiling, radiator and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

19'0" x 11'7" (5.79m x 3.53m)

With up and over door. Obscure glazed window and door to the side elevation. Wall mounted gas central heating boiler.

SHED

9'10" x 7'10" (3.00m x 2.39m)

With power and light point.

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

All mains services are connected.

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.











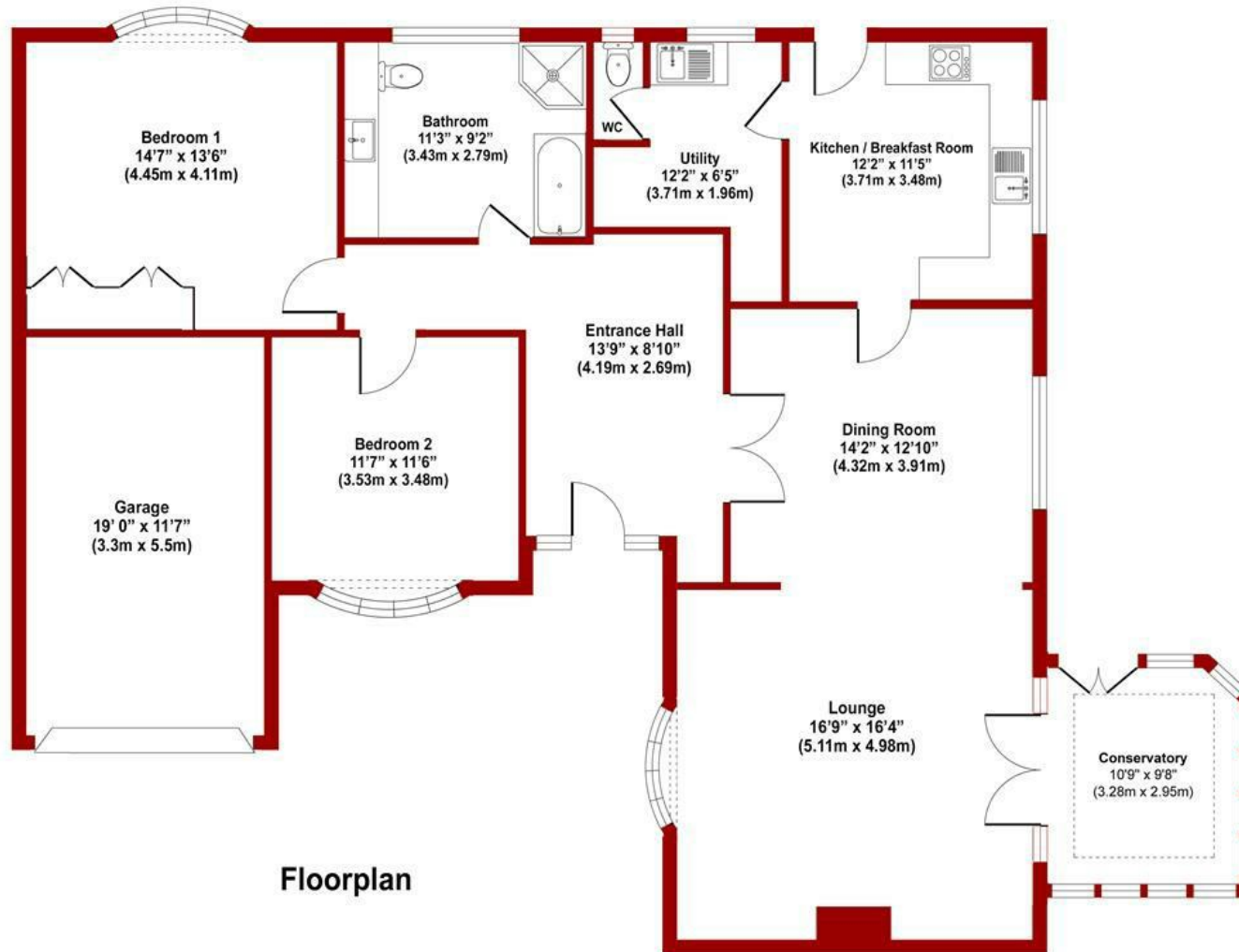








Rose Cottage Drive, Huthwaite
Approximate Gross Internal Area
Bungalow = 133 SQ M / 1428 SQ FT
Garage = 21 SQ M / 222 SQ FT
Total = 154 SQ M / 1650 SQ FT



Floorplan

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		
	70	77
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 firm's 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



RICS



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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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