



**11 Hawthorn Close, Bleasby, Nottingham,  
Nottinghamshire, NG14 7HW**

**£529,950**  
Tel: 01636 816200

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



- Fantastic Detached Home
- Large Lounge/Separate Dining Room
- Conservatory To Rear
- Three Bath/Shower Rooms
- Enclosed Rear Garden
- Superbly Appointed Accommodation
- Office/Play Room
- Five Good Sized Bedrooms
- Driveway Parking & Double Garage
- Viewing Recommended

Occupying a fantastic cul-de-sac position and superbly appointed throughout, this attractive detached home offers an excellent level of orientated accommodation, ideal for families.

The property occupies a delightful plot including block paved driveway parking to the front for at least 5 cars, a detached brick built garage and an attractive, fully enclosed rear garden with pleasant patio seating areas and level lawn.

Internally the property is superbly presented and includes a welcoming hallway with Travertine flooring and a feature staircase, a large lounge with an attractive fireplace and a dining room with Travertine flooring, both with doors leading into the spacious conservatory which enjoys views over the rear garden. There is a useful home office or playroom to the front plus a high spec' contemporary kitchen, remodelled in 2016 to include a comprehensive range of appliances and a breakfast island with granite worktops. There is a useful utility room and ground floor W/C then to the 1st floor a spacious landing, 5 well proportioned bedrooms, the main bathroom and 2 en-suite bath/shower rooms.

Viewing is highly recommended to appreciate not only the superb position but also the excellent range of accommodation on offer with this fantastic family orientated home.

### ACCOMMODATION

A composite entrance door leads into the reception hall.

### RECEPTION HALL

A spacious and welcoming reception hall with feature central heating radiator, coved ceiling, spotlights, Travertine flooring, a dog legged staircase leading to the first floor landing, a built-in cloaks cupboard and doors off to rooms.

### LOUNGE

A large reception room with coved ceiling, two central heating radiators, a UPVC double glazed window to the front elevation and UPVC double glazed French doors into the conservatory.

### CONSERVATORY

A superb addition to the property, of brick and UPVC construction with a pitched polycarbonate roof and double French doors onto the gardens. There is tiled flooring and underfloor heating.

### DINING ROOM

With Travertine flooring and underfloor heating, coved ceiling, a feature central heating radiator and UPVC double glazed sliding patio doors into the conservatory.

### STUDY/FAMILY ROOM

Situated at the front of the property with a central heating radiator, coved ceiling and a UPVC double glazed window to the front elevation.

### BREAKFAST KITCHEN

Superbly fitted in 2016 with a fantastic range of contemporary style handleless units with soft close cupboards and drawers, feature lit and recessed shelving boxes, LED lighting, a range of handleless soft close base and wall units with granite worktops and an under mounted 1 1/2 bowl sink with pull-out spray mixer tap. Siemens 4 zone induction hob with ceiling island Faber Skypad extractor hood over and an eyelevel double oven by Siemens. A feature column radiator, spotlights to the ceiling, UPVC double glazed windows to both the rear and side elevations and a door into the utility room.

### UTILITY ROOM

A useful space with tiled flooring, a base unit with rolled edge worktop and stainless steel sink above. There is a double wall mounted unit, plumbing for a washing machine, tiling for splashbacks, a central heating radiator, part glazed door to side elevation and a wall mounted Viessmann central heating boiler.

### GROUND FLOOR W/C

Fitted in white with a close coupled toilet, pedestal wash basin with hot and cold taps, partially tiled walls, tiled flooring, coved ceiling, a central heating radiator and a UPVC double glazed obscured window to the side elevation.

### FIRST FLOOR GALLERIED LANDING

A large landing space with coved ceiling, a central heating radiator, access hatch to the roof space and a large airing cupboard housing the foam insulated hot water cylinder.

### BEDROOM ONE

A spacious double bedroom with central heating radiator, a UPVC double glazed window to the rear elevation, two sets of built-in double wardrobes and a door into the en-suite bathroom.

### EN-SUITE BATHROOM

A four piece bathroom with panel sided bath and handheld shower, a pedestal wash basin with hot and cold taps, close coupled toilet and a quadrant shower enclosure with glazed sliding doors and rainfall shower. Chrome towel radiator, tiling for splashbacks, spotlights to the ceiling, extractor fan, electric shaver point and a UPVC double glazed obscured window to the side elevation.

### BEDROOM TWO

A good size double bedroom with central heating radiator, a UPVC double glazed window to the front elevation, a built-in double wardrobe and a door to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

Fitted in white with an Ideal Standard suite including a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a shower enclosure with gazed sidings screen and mains fed shower, tiled splashbacks, an electric shaver point, central heating radiator and an extractor fan.

### **BEDROOM THREE**

A double bedroom with central heating radiator, a UPVC double glazed window to the front elevation, a built-in double wardrobe and a further built-in single wardrobe.

### **BEDROOM FOUR**

A double bedroom with a central heating radiator and a UPVC double glazed window to the rear elevation.

### **BEDROOM FIVE**

Having a central heating radiator and a UPVC double glazed window to the rear elevation.

### **FAMILY BATHROOM**

Fitted in white with a panel sided bath with handheld shower, a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a central heating radiator, tiled splashbacks, an extractor fan, electric shaver point and a UPVC double glazed obscured window to the front elevation.

### **DRIVEWAY & PARKING**

An extensive block paved driveway to the front of the property provides driveway parking for at least five vehicles and leads to the detached brick built garage.

### **GARDENS**

The property occupies a delightful and mature plot including gravelled beds to its frontage, a paved pathway leading via a wrought iron gate at the side of the property to the fully enclosed rear garden. The rear garden is mainly set to lawn and has established perimeter beds plus attractive paved patio seating areas.

### **COUNCIL TAX BAND**

The property is currently registered as council tax band F





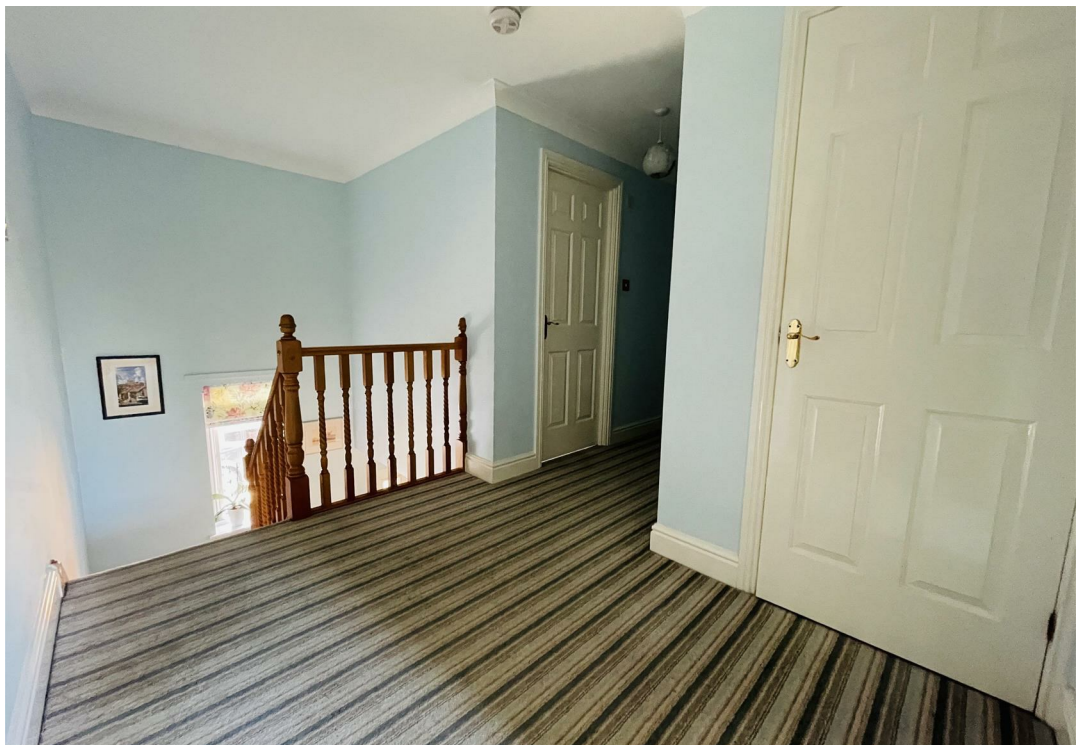














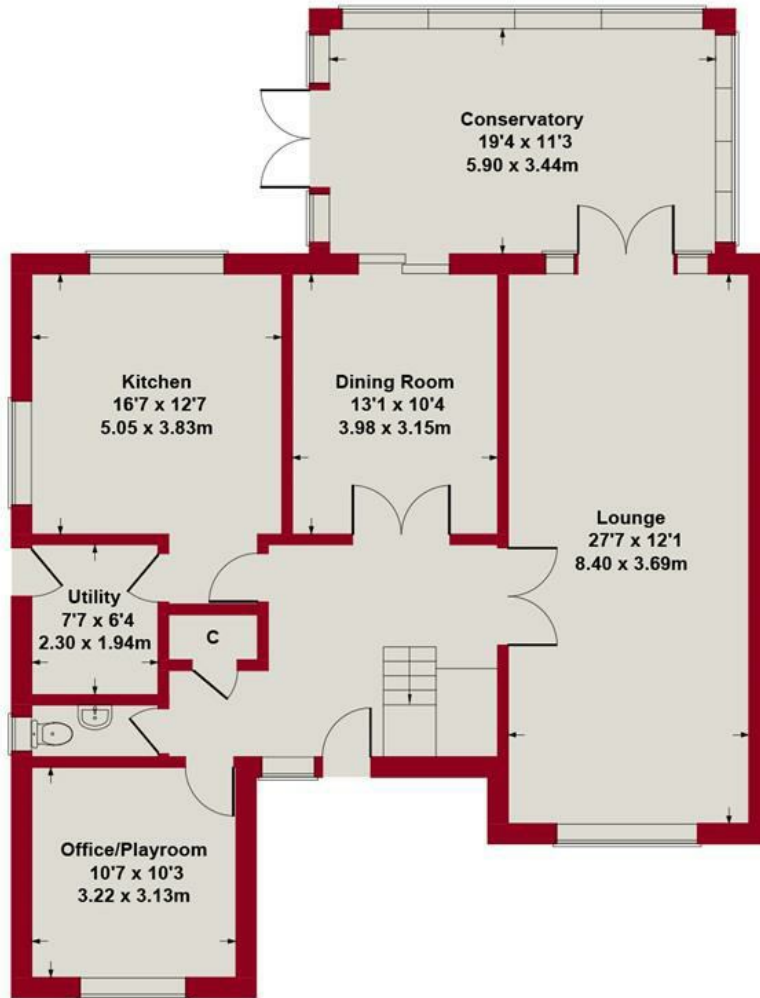




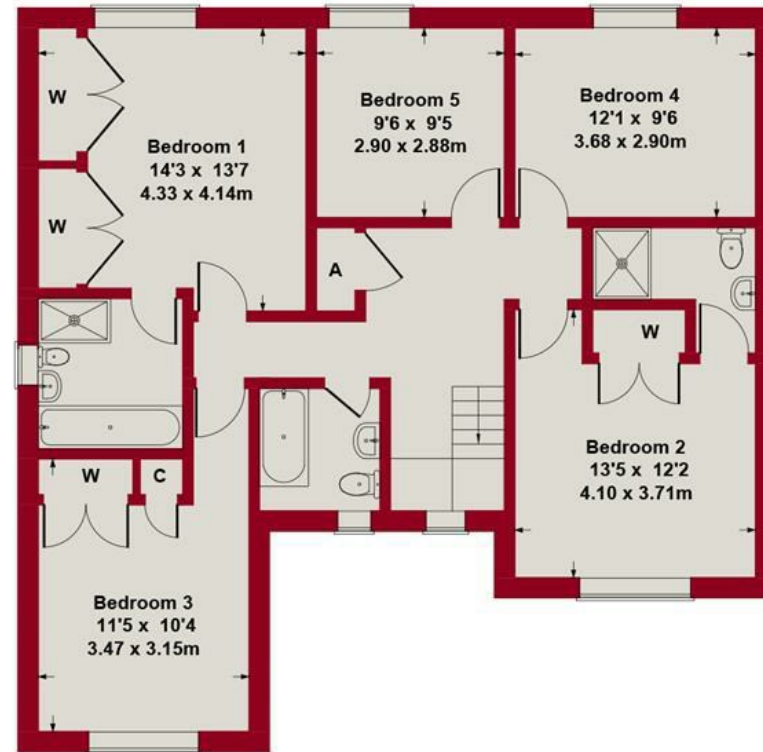




**Approximate Gross Internal Area  
2292 sq ft - 212.94 sq m**



Ground Floor



First Floor

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		82
(81-91) B		
(69-80) C	70	
(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 <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		
England & Wales		
EU Directive 2002/91/EC		



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17 Market Place,  
Southwell NG25 0HE  
Tel: 01636 816200  
Email: [southwell@richardwatkinson.co.uk](mailto:southwell@richardwatkinson.co.uk)



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