



**Birchlea Gypsy Lane, Bleasby, Nottingham,
Nottinghamshire, NG14 7GG**

Guide Price £575,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individual Detached Home
- Versatile Layout
- Fantastic Contemporary Kitchen
- Superb Conservatory
- Attractive Rear Garden
- Immaculately Appointed Throughout
- Up to 4 Double Bedrooms
- Large Open Plan Lounge/Diner
- Brick Built Double Garage
- Must View!

A fantastic opportunity to purchase an individual detached home, occupying a wonderful plot extending to approximately 0.27 acres and situated in a delightful setting in this highly popular Trentside village.

Constructed in the mid-1990's, the property is immaculately appointed throughout and offers a versatile layout including up to 4 double bedrooms and a large open plan lounge diner with window seat overlooking the front garden and double French doors into a superb uPVC conservatory overlooking the rear gardens. The kitchen was remodelled c. 2014 with a contemporary range of units and includes a comprehensive range of integrated appliances, granite worktops and a 2 seater breakfast bar. There is a useful utility room and ground floor W/C, a large ground floor bedroom with modern en-suite shower room and a further and versatile room, excellent as a 4th bedroom or home office. To the 1st floor are 2 further double bedrooms and a modern 4 piece bathroom whilst outside to the front of the plot is a large block paved driveway providing standing for several vehicles and leading to the detached brick built garage.

The mature gardens are a particular feature of the property and include a sweeping lawned frontage with gravelled seating area edged with attractive box hedging. There is gated side access to the stunning rear garden with sweeping lawn, a large patio area, mature beds, borders and trees, all enclosed with a combination of timber panelled fencing and mature hedgerows.

Viewing is highly recommended to appreciate not only the fantastic setting and wonderful plot but also the excellent level of deceptively spacious accommodation on offer.

ACCOMMODATION

A solid panelled entrance door with double glazed panes leads into the reception hall.

RECEPTION HALL

With an attractive spindled staircase leading to the first floor, a central heating radiator, security alarm control panel and doors to rooms including a door into the lounge diner.

LOUNGE DINER

A spacious and well proportioned L-shaped lounge diner with a timber framed double glazed window with window seat overlooking front garden, two central heating radiators, a central heating thermostat, spotlights to the ceiling, a double glazed window and double French doors into the conservatory and a door into the kitchen.

KITCHEN

Superbly remodelled c. 2014 with a contemporary range of base and wall units with underlighting, pull out larder storage, corner carousel units, a pull out waste drawer and granite worktops, upstands, window sill and 2 seater breakfast bar. There is an undermounted 1 1/2 bowl sink with swan neck mixer tap and drainer grooves to the side, a central heating radiator, spotlights to the ceiling, double glazed windows to both front and side elevations and a comprehensive range of built-in appliances including a Neff double oven with four zone induction hob and concealed extractor hood over, an integrated dishwasher by Siemens, and an integrated refrigerator. A door leads into the utility room.

UTILITY ROOM

A useful utility room including a double base unit and rolled edge worktop above plus space for appliances including plumbing for a washing machine. There is a wall mounted Glow worm central heating boiler with programmer to the side, a wall mounted storage cupboard, timber door to the side elevation, a central heating radiator, double glazed window to the side elevation and a double glazed window into the conservatory.

CONSERVATORY

A spacious addition to the rear of the property, of UPVC construction with a pitched glazed roof and double glazed French doors onto the rear gardens. There is a wall mounted slimline electric heater, included in the sale.

GROUND FLOOR W/C

Located off the reception hall and providing toilet and wash basin.

GROUND FLOOR BEDROOM ONE

A large double bedroom with central heating radiator, coved ceiling, built-in triple wardrobes and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Superbly remodelled c.2018 with a contemporary suite including floating vanity wash basin with mixer tap and drawers below, a Villeroy and Boch toilet with chrome flush plate and a walk-in shower enclosure with mains fed rainfall shower and sliding glazed screen. There are recess downlights to ceiling, tiling to full height and tiled flooring, a contemporary style central heating radiator and a double glazed obscured window to the rear elevation.

BEDROOM 4/ OFFICE

A versatile room, located at the front of the property and having a central heating radiator and a double glazed window to the front elevation.

FIRST FLOOR LANDING

Having a central heating radiator, a Velux roof light with fitted blind and access to the eaves for storage.

BEDROOM TWO

A large double bedroom with two central heating radiators, fitted wardrobes, access hatch to

the roof space, double glazed dormer windows to both the front and rear elevations, access to the eaves for storage and a large airing cupboard housing the foam insulated hot water cylinder with slatted shelving.

BEDROOM THREE

A double or twin bedroom with two central heating radiators, a Velux rooflight with fitted blind, a double glazed dormer window to the rear elevation and access to the eaves for storage.

1ST FLOOR BATHROOM

A four piece bathroom including a tile sided bath with mixer tap, a floating Villeroy and Boch toilet with chrome flush plate, a vanity wash basin with mixer tap and cupboards below and a quadrant shower enclosure with glazed sliding screen and Triton electric shower. The walls are tiled to full height, there is a central heating radiator, an extractor fan and a double glazed obscured dormer window to the front elevation.

DRIVEWAY AND DOUBLE GARAGE

An extensive block paved driveway and turning area provides parking for several vehicles and leads to the detached brick built garage. The garage has 2 up-and-over electric doors, a personal door to the rear, power and light and timber steps to the roof space for storage and having a dormer window to the front aspect.

GARDENS

The property occupies a particularly attractive plot, extending to approximately 0.27 acres and including a sweeping lawned frontage with planted perimeter planted borders, a paved pathway leading to the front door and an attractive gravelled seating area with box hedging. There is gated access to the rear garden which includes a large sweeping lawn, well-stocked beds and borders, mature trees, an extensive paved patio area with attractive block paved detail plus two timber garden sheds situated in the far corner.

COUNCIL TAX BAND

The property is currently registered as council tax band F.

BLEASBY

Bleasby is a well regarded commuter village with a popular primary school, village pub and a railway station with direct trains to Nottingham.

The Minster Town of Southwell is approximately 4 miles to the North by road whilst a good train service runs to London from Newark Station which is approximately 9 miles away.

VIEWING INFO

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004





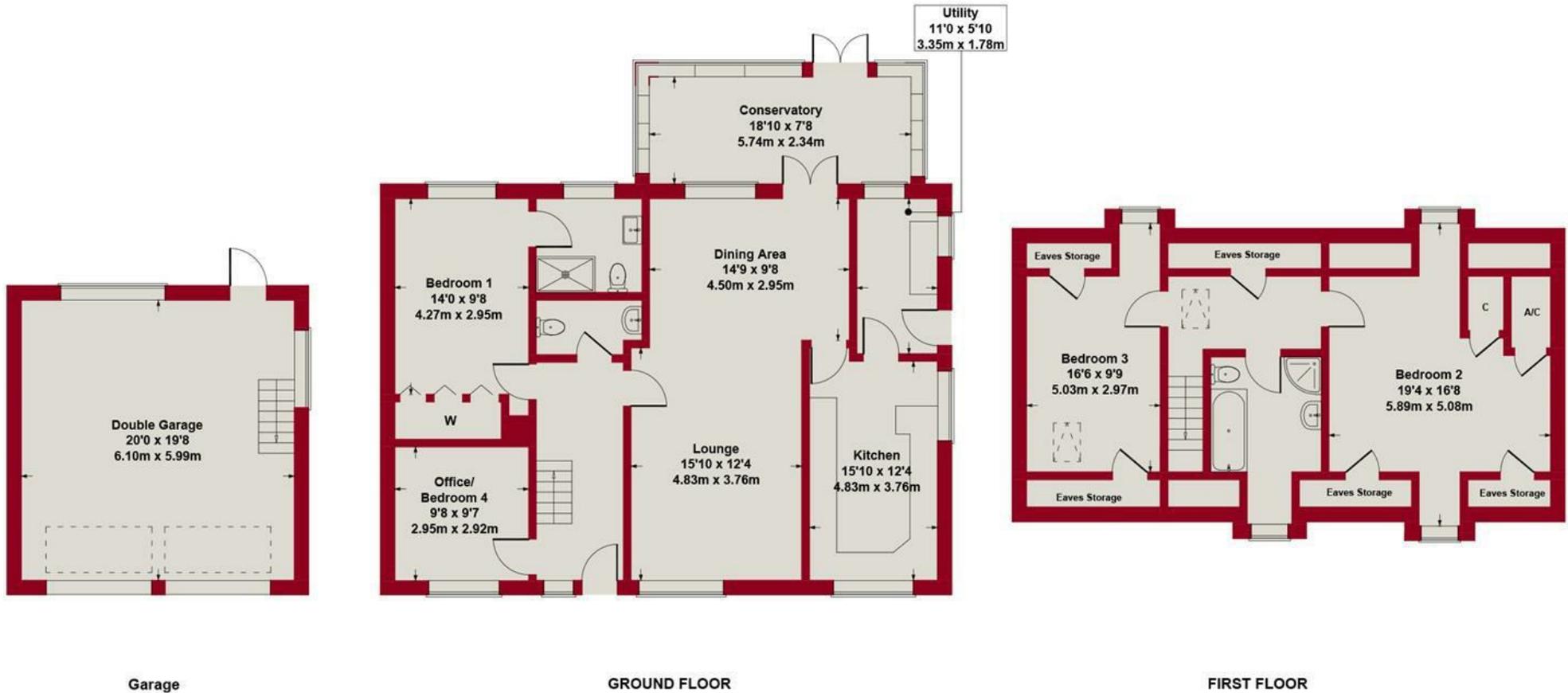








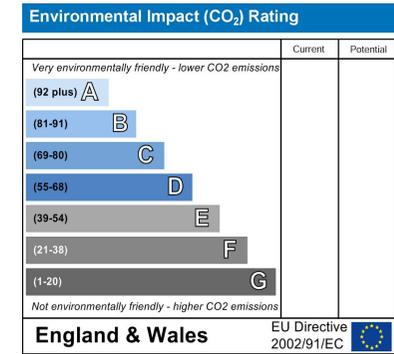
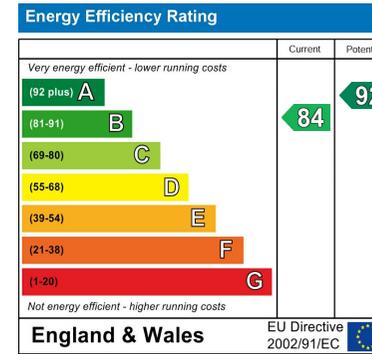
**Approximate Gross Internal Area
2320 sq ft - 215.60 sq m**



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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