



**Main Road, Hawksworth**

Nottingham, Nottinghamshire, NG13 9DA

**NEWTON**FALLOWELL 

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**£535,000**

Offered to the market is this individually designed, detached family home located on the edge of this popular village offering delightful views over open countryside. The property provides light and versatile accommodation finished to a high standard throughout. The accommodation comprises: Entrance hall, cloakroom, living room, family room, dining kitchen, utility, master bedroom with en-suite and dressing room to the ground floor and two further double bedrooms, both with en-suite facilities and built-in wardrobes to the first floor. Outside there are enclosed private gardens and off road parking. Viewing is highly recommended to appreciate the quality of accommodation this property has to offer. EPC Rating - D. Freehold.

**Entrance**

Solid Oak front door into Entrance Hall.

**Entrance Hall**

Tiled flooring, radiator, double glazed window to the rear elevation, doors to the ground floor accommodation and stairs rising to the first floor.

**Cloakroom**

5'8" x 5'2" (1.75 x 1.6)

Fitted with a two piece suite comprising: Villeroy and Boch low level W.C and wash hand basin with vanity unit below, heated towel radiator, tiled flooring and storage cupboard.



#### Kitchen Diner

16'11" x 16'4" (5.18 x 5)

Fitted with a good range of wall and base oak fronted, soft close units with granite work surface, grooved drainer and under mounted sink. Integrated appliances include: electric fan assisted oven, four ring induction hob with extractor over, combi microwave oven and grill with warming drawer, dishwasher and fridge and freezer. Built in wine rack and dresser display unit, two double glazed windows to the side elevation and one to the front elevation, T.V and telephone point.

#### Utility Room

8'0" x 7'1" (2.44 x 2.18)

Fitted with and good range of wall and base units with roll top work surface over, Belfast sink, tiled flooring, radiator, space and plumbing for washing machine and space for tumble dryer. Worcester oil fired central heating boiler, traditional pulley clothes dryer and electrically operated Velux window.

#### Living Room

20'7" x 19'8" (6.28 x 6)

Two double glazed windows and two double glazed doors to the rear elevation, Flagstone flooring, two radiators, Multi-fuel stove, vaulted beamed ceiling with small Mezzanine for storage and giving access to the roof space. T.V point, further double glazed window to the front elevation and double glazed doors to the Family Room.

#### Family Room

19'3" x 14'11" (5.89 x 4.57)

A lovely addition to this home is this contemporary designed Family Room with vaulted beamed ceiling, Bi-fold doors to the Rear Garden, two double glazed windows to the rear elevation, engineered Oak flooring and T.V point.

#### Master Bedroom

15'8" x 14'6" (4.78 x 4.42)

Kahrs Oak flooring, double glazed double doors to the rear elevation, T.V point, radiator and door to Dressing Room.

#### Dressing Room

10'4" x 8'0" (3.15 x 2.46)

Oak flooring, an array of fitted wardrobes and dresser with shelves and cupboards, Velux window, radiator and door to the En-Suite.

#### En-Suite

8'0" x 9'4" (2.46 x 2.87)

Fitted with a three piece suite comprising: Walk-in shower with glazed screen, wash hand basin with two vanity drawers below and low flush W.C. Tiled flooring, Velux window and window to the front elevation.

#### Landing

Oak and glass staircase, double glazed window to the side elevation, Velux window, airing cupboard and doors to Bedrooms Two and Three.

#### Bedroom Two

15'8" x 14'7" (4.78 x 4.47)

Kahrs Oak flooring, double glazed windows to the side and rear elevations with views over open countryside, built-in double wardrobe, radiator, T.V point and door to the En-Suite.

#### En-Suite

9'10" x 5'8" (3 x 1.73)

Fitted with a three piece suite comprising: Walk-in shower with glazed screen, vanity wash hand basin and low level W.C. Tiled flooring, heated towel radiator and Velux window.

#### Bedroom Three

16'4" x 7'10" (5 x 2.4)

Kahrs Oak flooring, built-in double wardrobe, two Velux windows with views over open countryside, radiator, eaves storage, T.V point and door to the En-Suite.

#### En-Suite

10'2" x 4'11" (3.12 x 1.52)

Fitted with a three suite comprising: P-Shaped bath with shower over and glazed screen, vanity wash hand basin and low flush W.C. Heated towel radiator, tiled flooring and Velux window.

#### Outside

An electrically operated five bar gate with security pad entry leads to the stone driveway providing off street parking for two vehicles and a further driveway with rear and side access. The Rear Garden is enclosed on all sides and is mainly laid to lawn with mature flower, tree and shrub borders. A picket fence with hand gate leads to a private flag stoned patio area with part glass covered seating area. There is external lighting and power and outside tap, log store and garden/mower store with up and over door and personal door.



### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.









