

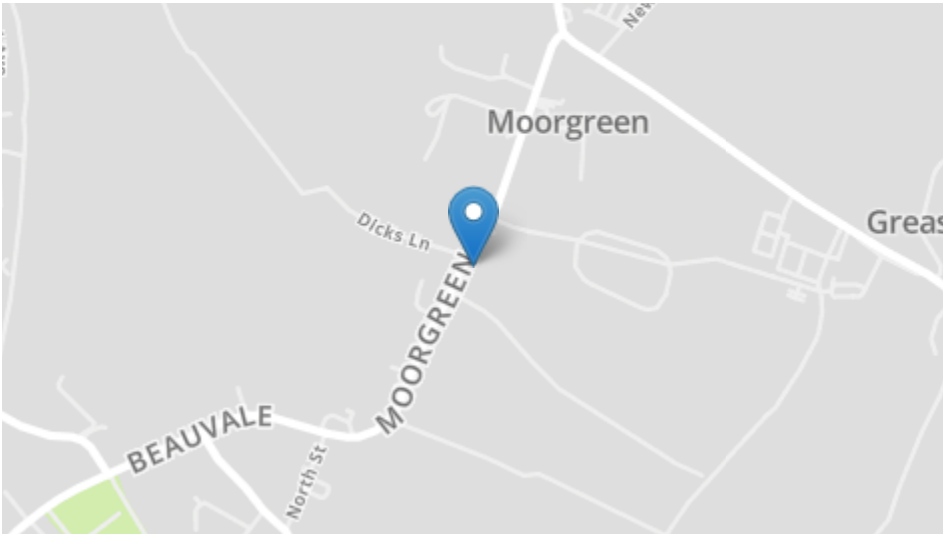
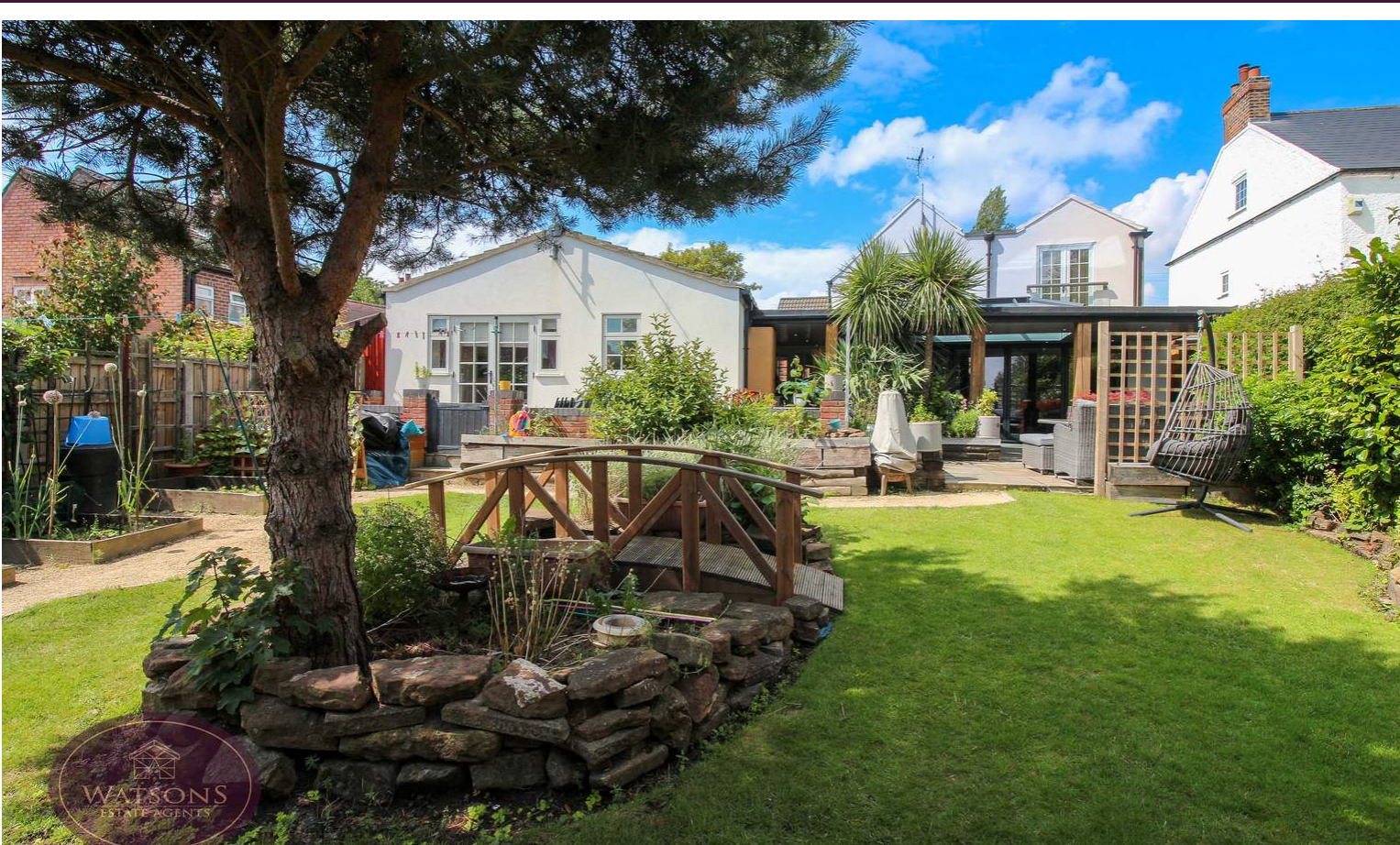
Beauvale, Newthorpe, NG16 2EY

Offers Over £600,000



Beauvale, Newthorpe, NG16 2EY

Offers Over £600,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	64	74
England, Scotland & Wales	EU Directive 2002/91/EC	

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28713703



- Detached Family Home with Self Contained Annex Our Seller says....
- 3 Double Bedrooms
 - 3 Reception Rooms
 - 3 En Suites & Family Bathroom
 - Dressing Area To Primary Bedroom
 - Downstairs WC & Laundry Room
 - Office/Study
 - Generous Driveway & Landscaped Rear Garden
 - Sought After Location with Countryside Nearby

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** INTRODUCING 'MILLSTONE COTTAGE' *** A most impressive and delightful character cottage, that has been substantially upgraded by the present owners with the inclusion of an Annex, and believed that the original part of the cottage to be approximately 200 years old. Located in the ever popular Beauvale area of Newthorpe, close to the Moorgreen, Newthorpe boarder, this substantial family home provides an abundance of space and versatility throughout, perfect for all the family. The property in brief comprises to the ground floor; entrance porch, reception hall, wc/cloakroom, sitting room, dining room, dining kitchen, utility room, lounge with bi folding doors leading to the covered terrace, inner hall, open plan annex kitchen/ living space with bedroom and bathroom off it. To the first floor a landing giving access to; 3 bedrooms all with individual en suites and one with a walk in dressing room, family bathroom and office. Outside to the front is a generous front garden with gated access and providing ample off road parking, and to the rear an enclosed landscaped garden with new orangery terrace. Located in Newthorpe, the position gives easy access to shops, amenities, transport links and is within the catchment for favoured schools including Greasley Beauvale.

Ground Floor

Entrance Porch

Entrance door, 2 uPVC double glazed windows, radiator, solid wood flooring and door to the reception hall.

Reception Hall

Feature exposed brick fire place with exposed stone lintel with inset wood burning stove. Exposed ceiling beams, solid wood flooring, uPVC double glazed window to the side, door to the WC and open to the snug & dining room.

WC

3 piece suite in white comprising WC, wall mounted sink & shower cubicle. Extractor fan, solid wood flooring and storage cupboard.

Snug

3.86m x 3.05m (12' 8" x 10' 0") Solid wood flooring, uPVC double glazed windows to the front & rear, exposed ceiling beams, ceiling spotlights and radiator.

Dining Room

3.63m x 3.62m (11' 11" x 11' 11") Exposed ceiling beams and supporting pillars, radiator, solid wood flooring and uPVC double glazed window to the front.

Dining Kitchen

6.46m x 4.4m (21' 2" x 14' 5") A range of matching bespoke wall & base units with granite work surfaces incorporating 2 inset Belfast sinks. Central island with granite work surface and offering further storage space. Space for range style cooker with extractor over, plumbing and wiring for an American style fridge freezer, ceiling spotlights, radiator, solid wood flooring and uPVC double glazed window to the front. Doors to the lounge, laundry room and door to the front.

Laundry Room

3.75m x 2.42m (12' 4" x 7' 11") A range of matching wall & base units. Plumbing for washing machine and dishwasher. Radiator, solid wood flooring and uPVC double glazed window to the side.

Lounge

6.39m x 4.17m (21' 0" x 13' 8") Feature exposed brick chimney breast with wooden lintel and stone hearth. Exposed wooden beams, solid wood flooring, ceiling spotlights, radiator and bi folding doors leading to the covered sun terrace. Door to the Inner hall

Inner Hall

Door to the sun terrace and door to the annex.

Annex

Open Plan Living Space - 5.56m (4.25m min) x 5.36m 2 UPVC double glazed windows to the side. A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator and doors to the bedroom and bathroom.
Bedroom - 3.94m x 3.21m Radiator and uPVC double glazed French doors leading to the rear garden.
Bathroom - 2.3m x 2.0m 3 piece suite in white comprising WC, vanity sink unit and walk in shower. Radiator and obscured uPVC double glazed window to the side.

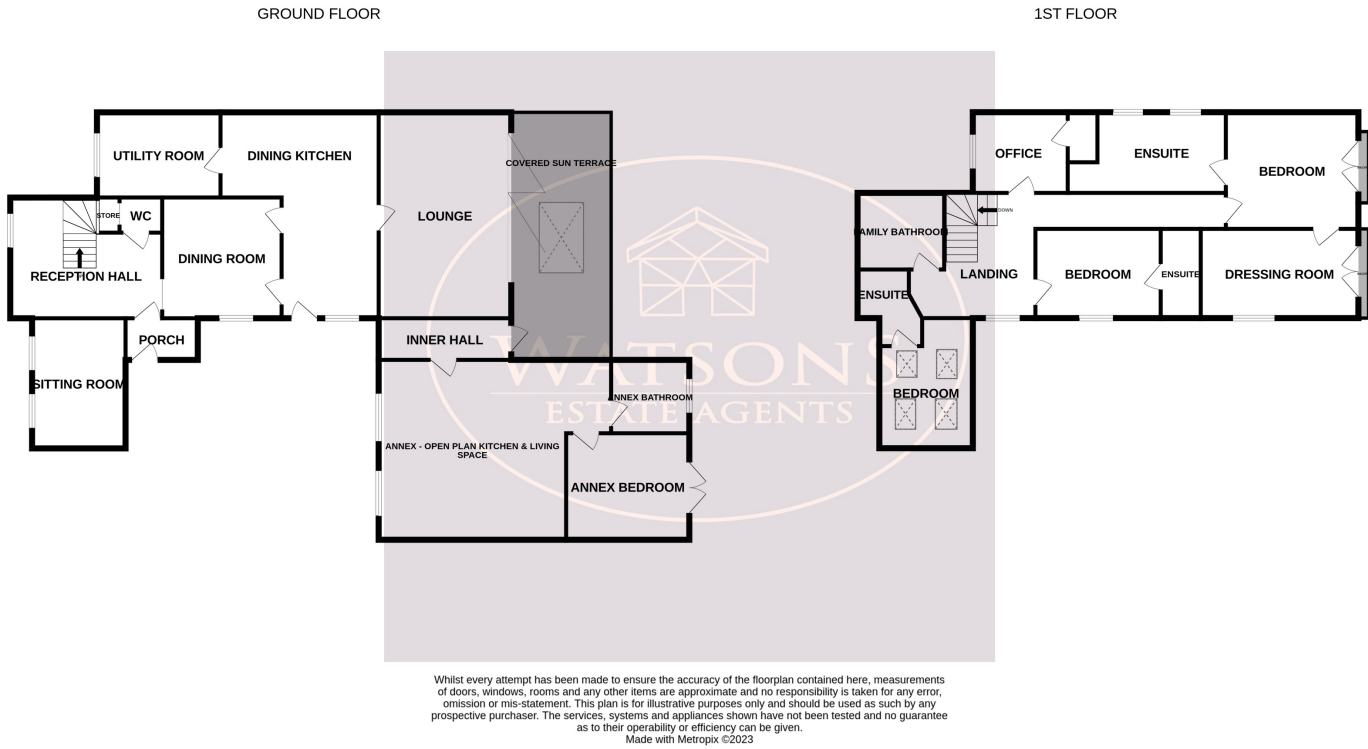
First Floor

Landing

Feature exposed oak trusses and ceiling beams, exposed brickwork, radiator, uPVC double glazed window to the front and ceiling spotlights.

Primary Bedroom

3.61m x 3.48m (11' 10" x 11' 5") UPVC double glazed French doors with Juliet balcony to the side, radiator, ceiling spotlights, exposed ceiling beams and radiator. Doors to the en suite and dressing room.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

En Suite

3.73m x 2.46m (12' 3" x 8' 1") 4 piece suite in white comprising WC, twin countertop wash basins, free standing bath with side mounted mixer tap and double shower cubicle. 2 obscured uPVC double glazed windows to the rear, ceiling spotlights and tiled flooring.

Dressing Room

4.39m x 2.65m (14' 5" x 8' 8") Fitted shoe storage, a range of fitted furniture. UPVC double glazed window to the front, uPVC double glazed French doors with Juliet balcony to the side, ceiling spotlights and radiator.

Bedroom 2

3.87m x 3.04m (12' 8" x 10' 0") Vaulted ceiling with 4 Keylite roof windows with integrated blinds, 3 uPVC double glazed windows to the side, ceiling spotlights and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail, extractor fan and ceiling spotlights.

Bedroom 3

3.69m x 2.77m (12' 1" x 9' 1") UPVC double glazed window to the front, wooden flooring, feature ceiling beams, feature exposed brick wall, radiator, storage cupboard and uPVC double glazed window to the front.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Extractor fan, ceiling spotlights and feature ceiling beams.

Bathroom

2.16m x 2.09m (7' 1" x 6' 10") 4 piece suite in white comprising WC, vanity sink unit and rolled top, claw foot bath with mixer tap. Radiator, heated towel rail, extractor fan, ceiling spotlights, tiled flooring and Keylite roof window to integrated blind.

Office/Study

2.49m x 2.31m (8' 2" x 7' 7") 2 uPVC double glazed windows to the side with integrated shutter blinds, radiator.

Outside

To the front of the property is a tarmac driveway providing ample off road parking, other features include external power points, external tap, gate to the rear garden and doors to the porch, dining kitchen and inner hall leading to the annex. The driveway is enclosed by wall and a 5 bar wooden gate to the front. The rear garden offers a good level of privacy and comprises a covered terrace seating area with ceiling spotlights and skylight. A well maintained lawn, flower bed borders with a range of mature plants & shrubs, timber built summer house measuring 5.27m x 2.37m with uPVC double glazed windows, double doors, light and power. Other features include a water feature with wooden bridge and herb and vegetable beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side.