



4 Skegby Hall Gardens, Skegby, Sutton-in-Ashfield, Nottinghamshire NG17 3FX

£585,000

Tel: 0115 9680268



- 27ft Open Plan Living Kitchen
- Spectacular Master Bedroom
- Large 0.2 Acre Plot
- Viewing Essential To Appreciate
- Full 4K CCTV System
- 2,271 Sqft Accommodation
- Detached Double Garage
- Two En Suites & Bathroom
- Five Spacious Bedrooms
- Exclusive Gated Development

A home of the highest order, this executive, five double bedroom detached family residence is one that is quite simply too good to miss. Firstly, properties on this select and extremely highly regarded prestigious gated development of only seven individually designed high calibre homes rarely come to the open market.

Skegby Hall Gardens as previously briefly touching on is a select development that was initially completed in 1999 and our current vendors were actually the latest family to move onto this wonderful residential development back in 2017 and since their purchase they have completely remodelled this home in all the right places with careful planning, design and execution by totally transforming the whole ground floor into a vision of modern beauty which is now an astonishingly spacious layout which is now a sleek & stylish contemporary first class home that still manages to create that perfect homely and cosy family environment that will be certain to be the envy of many.

To touch on a few finer points, the quality and class is apparent from the outset both upon driving up to the home with its large drive and offset detached double garage but equally upon entry into the home itself where you will be greeted by a striking open plan entrance hall with contemporary matte black floating staircase with inset oak steps, frameless glass and exposed steels which continue to appear throughout this amazing home. There is a recently added boot room perfect for modern family living, two large reception rooms which have been split perfectly that assists in offering a charming balance of that open plan feel but also a cosy and homely setup which are divided by a contemporary feature wall with double sided opening with bioethanol living flame contemporary fire. The kitchen area itself is nothing short of exceptional with stylish quality fittings and appliances and huge 4-meter central island with granite working surfaces and bi-folding doors that open onto the large ultra private rear garden.

The accommodation in brief comes in just under 2,300 sq ft of family living space comprising an open entrance hall, downstairs WC, boot room fitted with storage cupboards and seating, a large 19ft living room with aluminium bi-folding doors and that living flame fire that is shared with huge 27ft open plan living kitchen which again is clearly split between living and the kitchen area itself which again has been fitted to an impeccably high standard, finally completing the ground floor there is a handy utility room which is split into two. To the first-floor landing there are five generous bedrooms all that be utilised as doubles with the current vendors using two as dressing rooms alongside two large doubles with en suites including the large master with three feature windows, large walk in wardrobes and a beautifully appointed en suite shower room. There is also a family bathroom with free standing bath making this home the gift that keeps on giving.

Externally, the plot extends to just under 0.2 of an acre and has an initial large block paved driveway which provides off road parking for a few vehicles and a detached double garage which is equipped with power and lighting. There is a brick walled and gated access which opens up to the rear of the property where there is an initial sunken style patio sitting area with stone walling and secure fenced boundaries and large lawn that slowly elevates toward a high hedged private backdrop with a pleasant selection of established trees.

ENTRANCE HALL

w: 3.07m x l: 2.03m (w: 10' 1" x l: 6' 8")

A striking entrance, upon entry to this property your eyes will be immediately drawn to the stylish nature of the property having unique exposed steels and a floating contemporary staircase with inset oak steps and frameless glass balustrade. There is added mood lighting hidden behind one the feature steels and the vendors have opened so you can see the real depth of this home and have an excellent vantage point of the two large open plan reception rooms.

DOWNSTAIRS WC

w: 1.93m x l: 0.84m (w: 6' 4" x l: 2' 9")

A downstairs WC with a low flush WC and corner wash hand basin with chrome mixer tap. There is also a radiator, ceiling lighting and an extractor fan.

BOOT ROOM

w: 3.02m x l: 3m (w: 9' 11" x l: 9' 10")

The current vendors have altered this room into what we feel would be an excellent addition to any family home. This boot/cloakroom is a perfect space fitted with a range of solid wood shaker style wall units with inset central bench. There is a column radiator, ceiling lighting and a double glazed window to the front elevation.

PLAYROOM

w: 2.97m x l: 2.9m (w: 9' 9" x l: 9' 6")

A versatile room that could have a multiple range of uses but currently set as a playroom but could easily be enjoyed as a more formal dining space, work from office or even a little snug. Having a radiator, ceiling light point and a double glazed window to the front elevation.

LOUNGE

w: 5.26m x l: 4.19m (w: 17' 3" x l: 13' 9")

The first of the large reception rooms which has a perfect balance of an open plan feel but also ideally separated by a wonderful contemporary feature wall with double sided bioethanol living flame fire with additional optional scent feature. This room has recently been decorated and given the room a real warm and cosy feel and also has a contemporary full height radiator, wall mounted 6kw Mitsubishi air con unit, large meter square floor tiles and aluminium bi-folding doors opening onto the rear garden.

OPEN PLAN LIVING KITCHEN

w: 8.43m x l: 6.2m (w: 27' 8" x l: 20' 4")

An unbelievable space which has been well planned and designed to the smallest of details. Formally this room was a separate dining kitchen and additional living room which has been opened up into a large 27ft x 20ft hub of the home which clearly separates the magnificent high quality kitchen with huge central island and a separate living area which again enjoys that double sided feature living flame bioethanol fire.

LIVING / DINING AREA

w: 6.2m x l: 3.63m (w: 20' 4" x l: 11' 11")

The living and dining area of this large open plan living kitchen again is well balanced and incredibly versatile as is much of this home again benefiting from the double sided wooden contemporary feature wall with double sided bioethanol living flame fire with additional optional scent feature. There is also ceiling lighting, full height contemporary column radiator, large meter squared tiled floor that runs throughout from the hall and all the ground floor reception rooms, opening feature exposed steels into the kitchen area and double glazed French doors opening onto the rear garden.

KITCHEN AREA

w: 4.65m x l: 3.94m (w: 15' 3" x l: 12' 11")

An exquisite which epitomises quality, this magnificent kitchen is fitted with a range of timeless shaker style full height wall cupboards, base units and drawers with granite working surfaces over. Large 3 meter central island again with matching granite working surfaces with inset Franke sink and four way mixer tap with filtered and boiling water function . There is an array of high quality integrated appliances including NEFF slide & hide oven, microwave and induction hob with additional wireless handled control and inset integrated extractor within the hob itself with tinted wall mounted mirror splash back which creates a wonderful ambient feeling of even more space. There is a wine cooler, full height fridge & freezer, pull out larder cupboard and Bosch dishwasher. Finally the kitchen has LED over & underlighting, feature pendent lighting over the island which is available by separate negotiation, double glazed windows to the side & aluminium bi-folds opening onto the rear garden.

UTILITY

w: 2.92m x l: 1.6m (w: 9' 7" x l: 5' 3")

The first of a two part utility room with a wall cupboards and base units and an inset sink with drainer and chrome mixer tap. There is a window and door providing access to the front elevation and opens into a further:

UTILITY

w: 1.65m x l: 1.55m (w: 5' 5" x l: 5' 1")

A further utility area again with matching wall cupboards and working surfaces. There is plumbing for a washing machine and space for a tumble dryer. There is ceiling lighting and a double glazed window to the front elevation.

FIRST FLOOR LANDING

w: 4.39m x l: 4.19m (w: 14' 5" x l: 13' 9")

With ceiling spotlights and loft hatch.

MASTER BEDROOM

w: 4.57m x l: 3.61m (w: 15' x l: 11' 10")

A stunning master suite, this wonderful double bedroom has everything you could possibly need and is like its own little haven with a fitted wardrobe, walk inn wardrobe, access into a beautifully finished en suite, a trio of feature double windows overlooking the ultra private rear garden, radiator, ceiling lighting and the additional bonus of a wall mounted 5kw air con unit.

WALK IN WARDROBE

w: 1.98m x l: 1.91m (w: 6' 6" x l: 6' 3")

A large 6ft square walk in wardrobe with fitted inset hanging rails. There is also lighting and double glazed Velux window to the front elevation.

EN-SUITE

w: 2.54m x l: 1.98m (w: 8' 4" x l: 6' 6")

A sleek & stylish en suite shower room with contemporary yet timeless tiling, large double walk in shower with floor to ceiling glass, internally plumbed chrome shower, wall hung wash hand basin with chrome mixer tap and inset storage, low flush WC with wall inset Grohe cistern controls, ceiling spotlights, extractor fan and an obscure double glazed window to the front elevation.

BEDROOM TWO

w: 3.48m x l: 3.05m (w: 11' 5" x l: 10')

A second large double bedroom with internally built wardrobes with inset hanging rails and shelving. There is a radiator, ceiling light point and a double glazed window to the front elevation.

EN-SUITE

w: 2.57m x l: 1.68m (w: 8' 5" x l: 5' 6")

A generously proportioned en suite shower room with a three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling spotlights, extractor fan and an obscure double glazed window to the front elevation.

BEDROOM THREE

w: 3.48m x l: 3.05m (w: 11' 5" x l: 10')

A third spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 3.05m x l: 2.64m (w: 10' x l: 8' 8")

A further double bedroom which is the first of two being utilised as a dressing room with internally built wardrobes, radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM FIVE

w: 2.92m x l: 2.72m (w: 9' 7" x l: 8' 11")

The fifth and final bedroom again could be utilised as a further double bedroom but again being used another dressing room. The vendors have recently built an L shaped range of stylish wardrobes that are open for separate negotiation.

FAMILY BATHROOM

w: 3m x l: 1.63m (w: 9' 10" x l: 5' 4")

An easy on the eye fully tiled, contemporary family bathroom with free standing bath with up and over chrome central mixer tap, wall hung wash hand basin with fitted storage drawers and chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling spotlights, extractor fan and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the plot extends to just under 0.2 of an acre and has an initial large block paved driveway which provides off road parking for a few vehicles and a detached double garage which is equipped with power and lighting. There is a brick walled and gated access which opens up to the rear of the property where there is an initial sunken style patio sitting area with stone walling and secure fenced boundaries and large lawn that slowly elevates toward a high hedged private backdrop with a pleasant selection of established trees.

DETACHED DOUBLE GARAGE

w: 5.31m x l: 4.88m (w: 17' 5" x l: 16')

A large detached double garage with graphite grey electric up and over folding door. There is power, lighting, EV car charging point and additional storage within the roof space.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team or our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

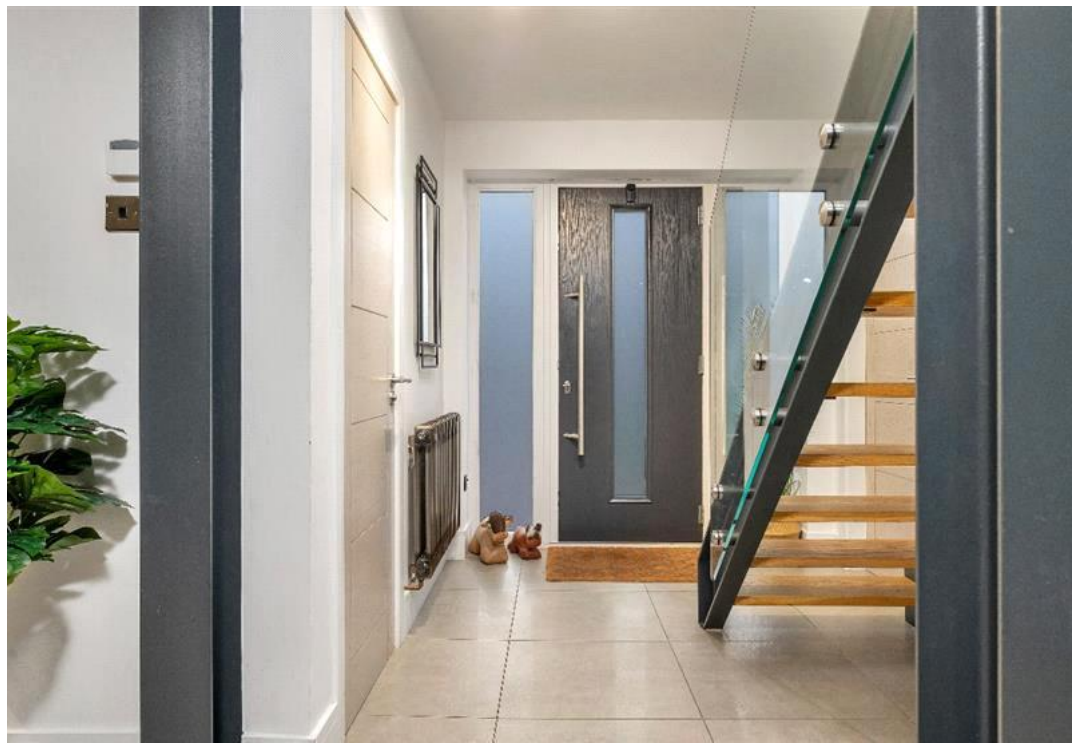
MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







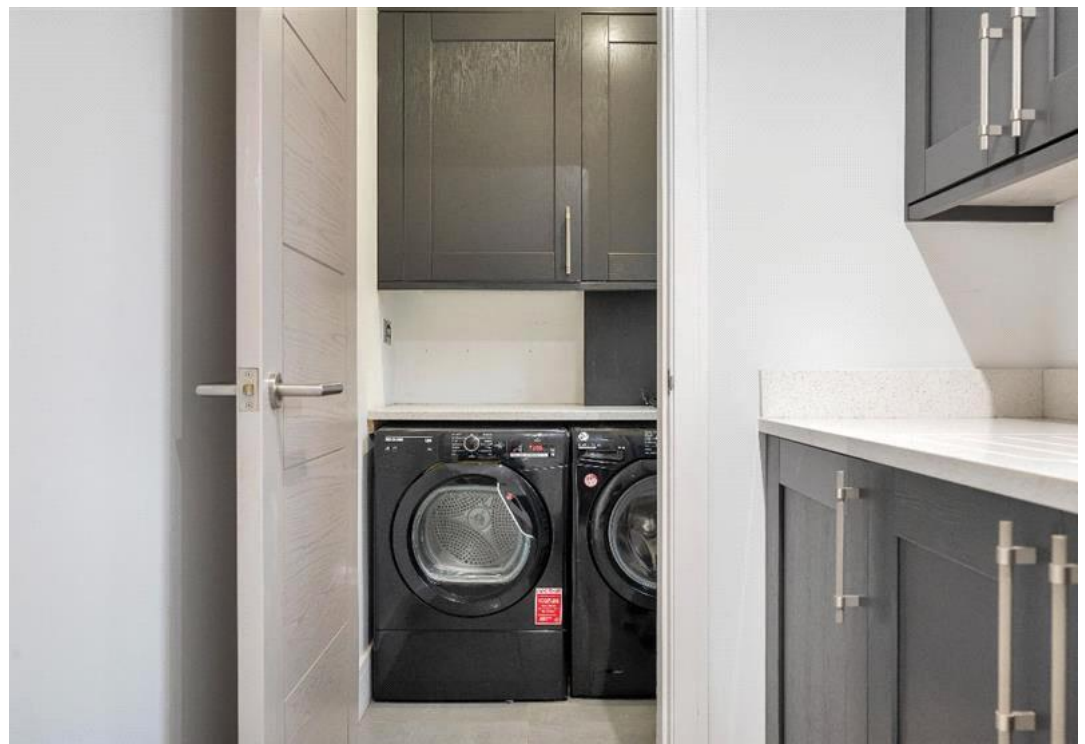






















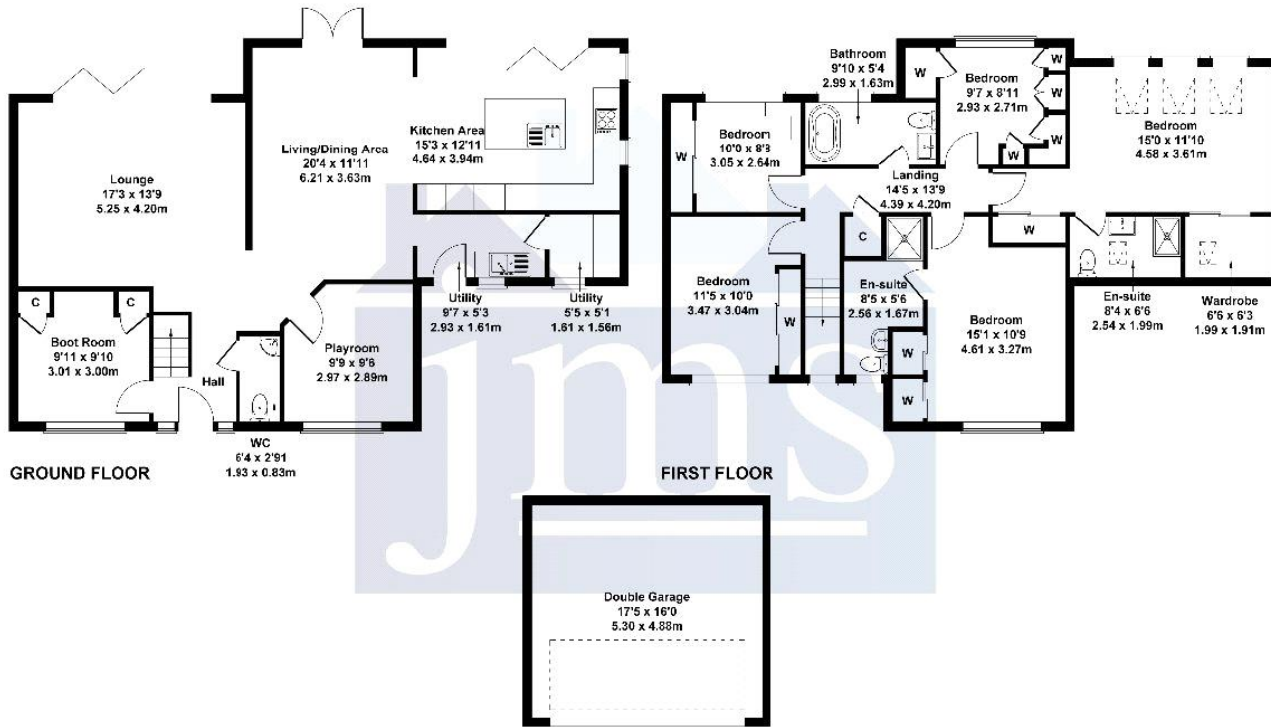




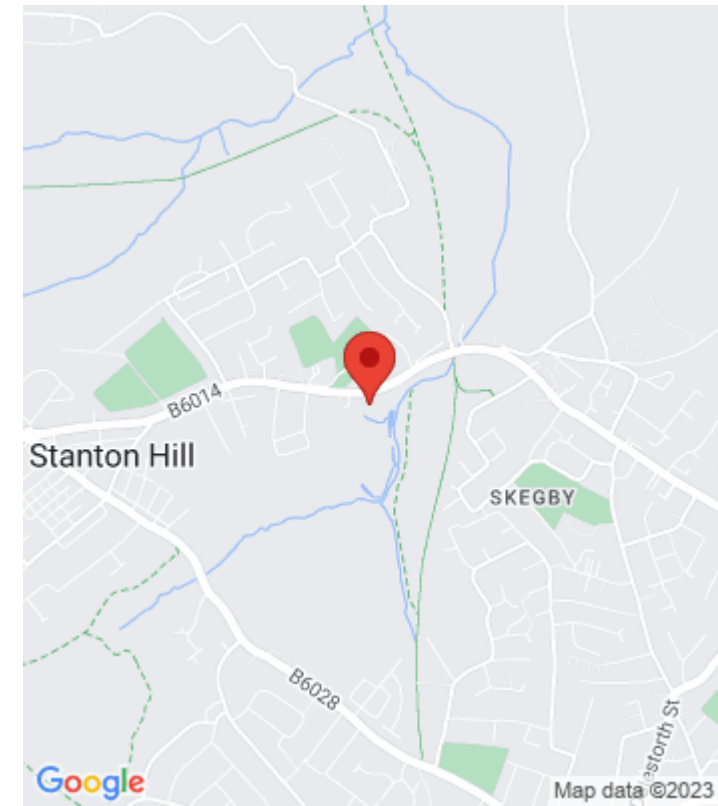


Skegby Hall Gardens, Skegby, NG17 3FX

Approximate Gross Internal Area
2271 sq ft - 211 sq m



GARAGE
Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	82
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

