



Park Lodge, 34 Bathwood Drive, Sutton-in-Ashfield, Nottinghamshire NG17 5FX

Offers Over £650,000

Tel: 0115 9680268



- Delightful Rear Outlook
- Large Family Residence
- Double Garage & Large Rear Garden
- Five Double Bedrooms
- 5,389 Sqft Of Living Space
- Four Bathrooms

A staggering family residence offering a truly astonishing amount of living space which is both flexible and offers extreme versatility for the largest of families. This magnificent five double bedroom, four bathroom detached home spans over three equally balanced floors offering well in excess of 5,000 sqft of internal living space.

This property has been well loved and immaculately maintained by the current owners of the property but also offers an unbelievable amount of scope to be redefined in anyway a new owner could see fit with the lower ground floor offering potential to be easily altered into its own self contained living space which again as touched on above just offers even more versatility than anything else you could possibly see.

The internal accommodation flows effortlessly off a grand reception hall with staggering ceiling height and its wrap around galleried landing. To the initial ground floor there is a cloakroom large 20ft lounge with open plan access into a further 20ft dining room, well laid out kitchen fitted with high quality handcrafted solid oak units & premium grade granite working surfaces and a breakfast/dining area and pantry. There is also an additional reception room currently in use as a snug, cosy sitting room. To the first floor there are five double bedrooms, two with en suites and a huge family bathroom. To the lower ground floor there is a 40ft reception room which is currently being utilised as a games room with a separate hall access into a gym, sauna and a further WC and shower enclosure which as previously touched on above offers potential to be easily converted into a fully self contained living space.

Externally, the property is equally impressive standing proud in an excellent position at the bottom of Bathwood Drive amongst a pleasant selection of other unique self-built homes which creates a further level of charm with this enjoying a fabulous view over a particularly quiet picturesque area of local park. The plot itself offers an array of off-road parking leading to an integral double garage. To the rear garden there is an incredibly private garden that tiers away from the house perfectly making you feel like you are in your very own oasis of ultimate privacy enjoying a beautifully maintained garden with substantial lawned area, spacious patio sitting areas, pond to the bottom of the garden all neatly enclosure with secure and hedged boundaries.

Council Tax Band: G

ENTRANCE HALL

w: 7.9m x l: 5.31m (w: 25' 11" x l: 17' 5")

A magnificent and reception, dining hall of the highest regard. This huge open space is a fitting entrance which sets the tone on how much space is on offer at this huge family residence. There is a staggering 20ft ceiling height with a galleried landing looking down over the entrance, original wooden flooring, coving, radiator, feature fireplace, bar area and access into all ground floor rooms.

LOUNGE

w: 6.22m x l: 5.16m (w: 20' 5" x l: 16' 11")

An impressive, 20ft living room still having a cosy feel with a stunning naturally light view over the rear garden and open back drop over a beautifully established section of the local Sutton lawn park. There is a feature fireplace with inset electric log burner with living flame display. There is ceiling lighting, coving to ceiling, radiators, double glazed window to the front elevation and double glazed patio doors that open onto a substantial balcony area which offers those delightful open views of the garden and beyond.

DINING ROOM

w: 6.1m x l: 3.94m (w: 20' x l: 12' 11")

Accessed via a small selection of steps directly off the lounge, this equally large 20ft dining room has space for those whom love to entertain. There is ceiling lighting, coving to ceiling, double glazed window and steps to the lower ground floor of the residence which gives access to a current large games room, gym, sauna and plenty of further storage.

KITCHEN DINER

w: 5.59m x l: 3.53m (w: 18' 4" x l: 11' 7")

A high quality fully fitted kitchen which offers an extensive range of handcrafted solid oak wall cupboards, base units and drawers with granite working surfaces over. Inset sink with drainer and mixer tap. Alongside a breakfast bar with matching granite working surface. There is also a range cooker with internally concealed extractor fan. There is also ceiling lighting, integrated dishwasher, double glazed window to the side elevation and open plan access into the:

DINING AREA

w: 4.01m x l: 3.53m (w: 13' 2" x l: 11' 7")

A further extended space off the kitchen which offers excellent versatility to be utilised as a dining area/breakfast room which again just adds more space to this forever giving property with space for a large dining table, space for a full width American fridge/freezer, double glazed patio doors to the side elevation, ceiling lighting, radiator and access into the:

UTILITY

w: 3.35m x l: 1.12m (w: 11' x l: 3' 8")

Another handy addition to the property is this utility/pantry room which has plumbing for a washing machine, space for a tumble dryer. There is also ceiling lighting.

WC

w: 2.08m x l: 0.89m (w: 6' 10" x l: 2' 11")

A generous ground floor WC with a low flush WC and a wash hand basin inset into a granite vanity unit. There is also ceiling lighting and an obscure double glazed window to the front elevation.

SNUG

w: 4.32m x l: 2.97m (w: 14' 2" x l: 9' 9")

Yet another reception room currently in use as a cosy snug with a radiator, ceiling light point, double glazed patio doors to the side elevation and an internal access door into the double integral garage.

LOWER GROUND FLOOR

Accessed off the dining room via steps lowering to this magnificent lower ground floor space that as previously mentioned a little above offering extreme versatility and could easily offer a full self contained living space for another family member etc.

GAMES ROOM

w: 12.37m x l: 5.11m (w: 40' 7" x l: 16' 9")

A staggering 40ft games room which could be utilised as any buyer saw fit due to the sheer size of the space on offer but currently in use as grand games room with snooker table, bar area, large double glazed windows offering those delightful views over the rear garden and open views beyond over the local park.

GYM

w: 4.14m x l: 3.38m (w: 13' 7" x l: 11' 1")

Accessed off the lower ground floor hallway with ceiling lighting and access into a large storage room and a further WC and sauna.

DRESSING ROOM

w: 6.15m x l: 3.4m (w: 20' 2" x l: 11' 2")

Separating the gym and the WC and sauna.

SEPARATE WC

w: 2.11m x l: 2.08m (w: 6' 11" x l: 6' 10")

A further WC with low flush WC and wash hand basin.

SAUNA

w: 2.08m x l: 1.55m (w: 6' 10" x l: 5' 1")

A fully fitted and active sauna.

STORAGE ROOM

w: 7.47m x l: 5.72m (w: 24' 6" x l: 18' 9")

A massive storage room which opens up offering a spectacular amount of storage with power and lighting.

FIRST FLOOR LANDING

w: 8.69m x l: 5.72m (w: 28' 6" x l: 18' 9")

A striking first floor galleried landing with access into the five large double bedrooms and bathrooms.

MASTER BEDROOM

w: 6.2m x l: 5.16m (w: 20' 4" x l: 16' 11")

A huge 20ft double bedroom with fitted wardrobes with inset hanging rails and shelving. Double width picture, double glazed window with charming open views to the rear of the property. There is a radiator, ceiling lighting and access into the:

EN-SUITE

w: 2.24m x l: 2.06m (w: 7' 4" x l: 6' 9")

The first of two spacious en suites with three piece suite comprising a steam room enclosed bath and power shower system. Low flush WC and wash hand basin with wall set anti steam LED lit mirror. There is also a radiator and an obscure double glazed window to the front elevation.

BEDROOM TWO

w: 4.85m x l: 3.94m (w: 15' 11" x l: 12' 11")

A second large double bedroom, again with fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window again with the charming open views to the rear.

EN-SUITE

w: 3.91m x l: 1.17m (w: 12' 10" x l: 3' 10")

With three piece suite comprising a shower enclosure with wall mounted shower, low flush WC and a wash hand basin. There is also ceiling lighting and an obscure double glazed window to the side elevation.

BEDROOM THREE

w: 3.96m x l: 3.02m (w: 13' x l: 9' 11")

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

BEDROOM FOUR

w: 3.99m x l: 3.63m (w: 13' 1" x l: 11' 11")

A fourth double bedroom with a radiator, ceiling light point and a double glazed window to the side elevation.

BEDROOM FIVE

w: 3.96m x l: 3.02m (w: 13' x l: 9' 11")

A fifth and final double bedroom to the first floor with a radiator, ceiling light point and a double glazed window to the side elevation.

FAMILY BATHROOM

w: 4.37m x l: 3.56m (w: 14' 4" x l: 11' 8")

A 14ft family bathroom with six piece suite comprising a corner jacuzzi style bath, low flush WC, bidet and his and hers sinks inset onto a granite vanity unit with handcrafted bespoke solid wood storage units beneath. There is also ceiling lighting and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property is equally impressive standing proud in an excellent position at the bottom of Bathwood Drive amongst a pleasant selection of other unique self-built homes which creates a further level of charm with this enjoying a fabulous view over a particularly quiet picturesque area of local park. The plot itself offers an array of off-road parking leading to an integral double garage. To the rear garden there is an incredibly private garden that tiers away from the house perfectly making you feel like you are in your very own oasis of ultimate privacy enjoying a beautifully maintained garden with substantial lawned area, spacious patio sitting areas, pond to the bottom of the garden all neatly enclosure with secure and hedged boundaries.

VIEWING INFORMATION

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

TENURE

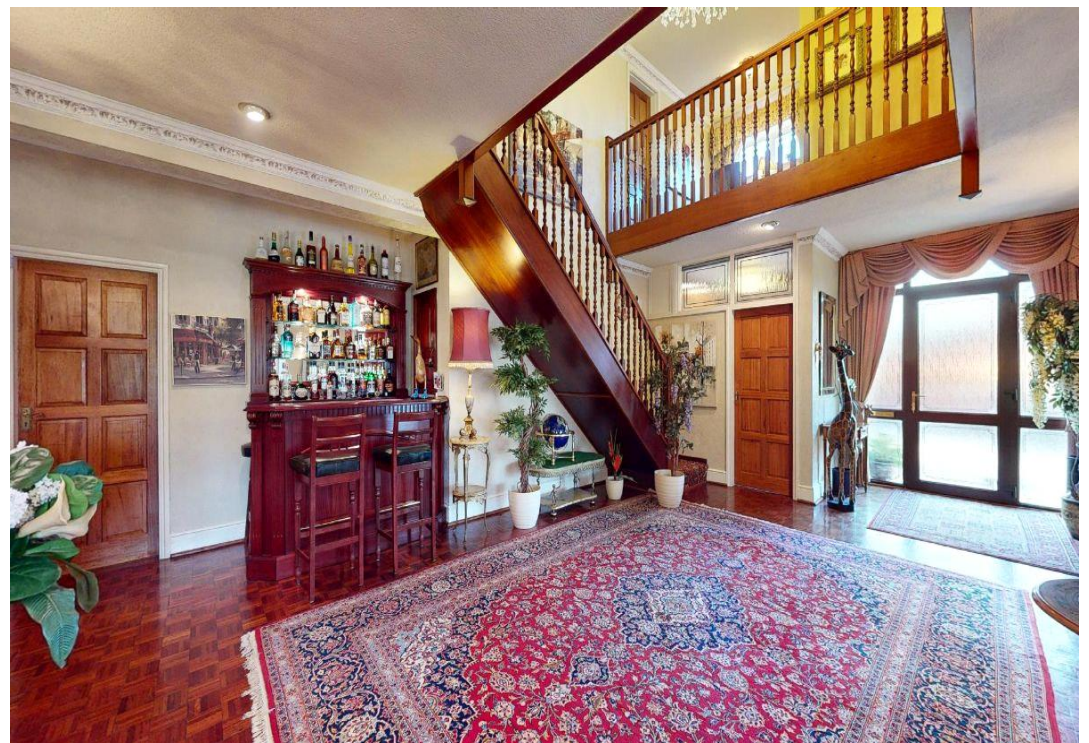
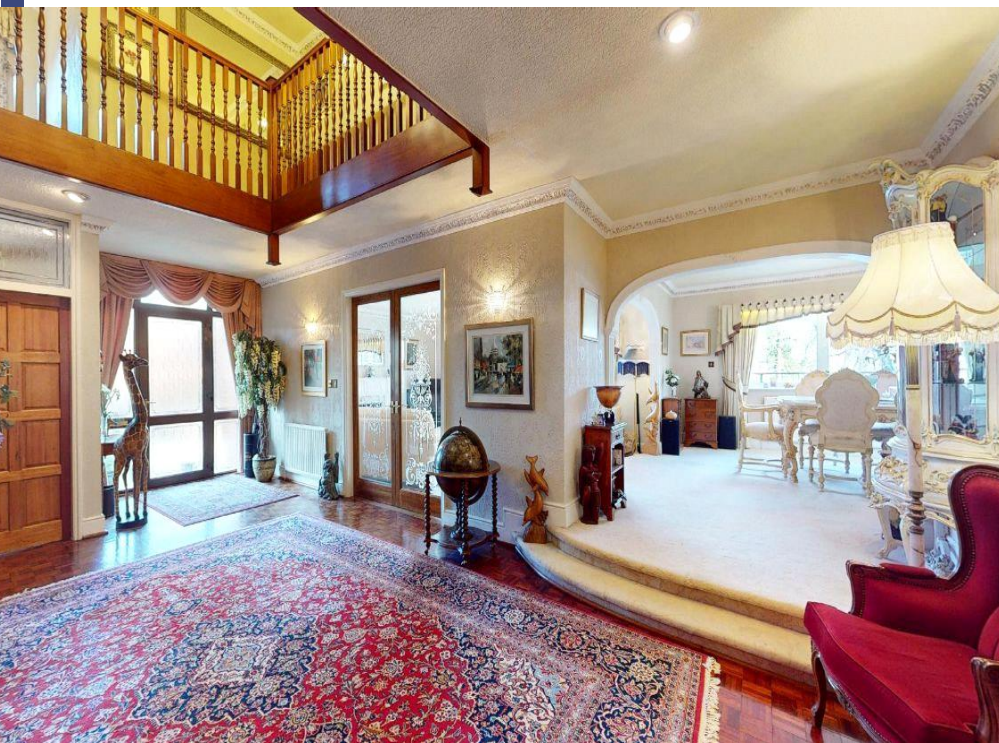
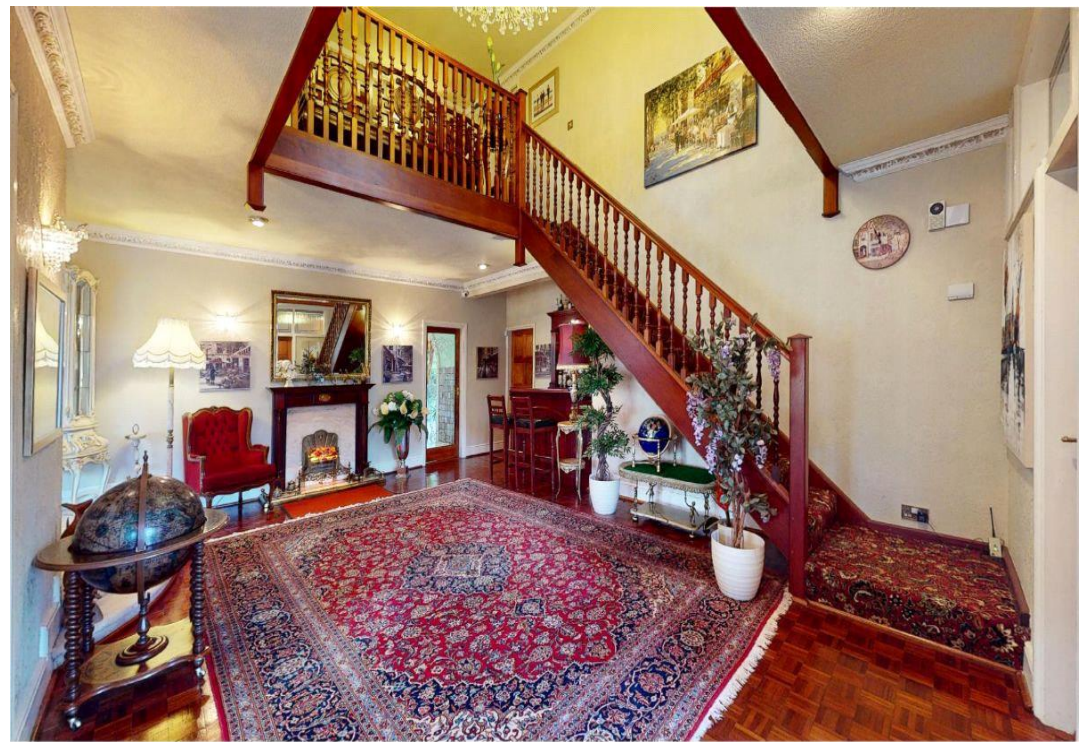
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

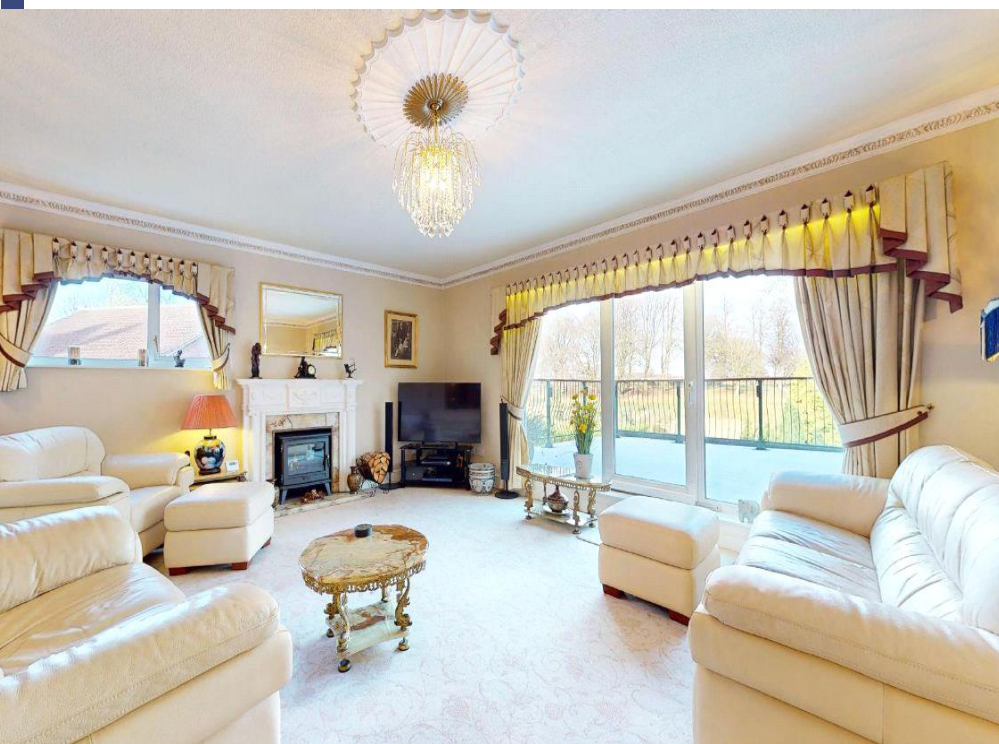
MORTGAGE ADVICE

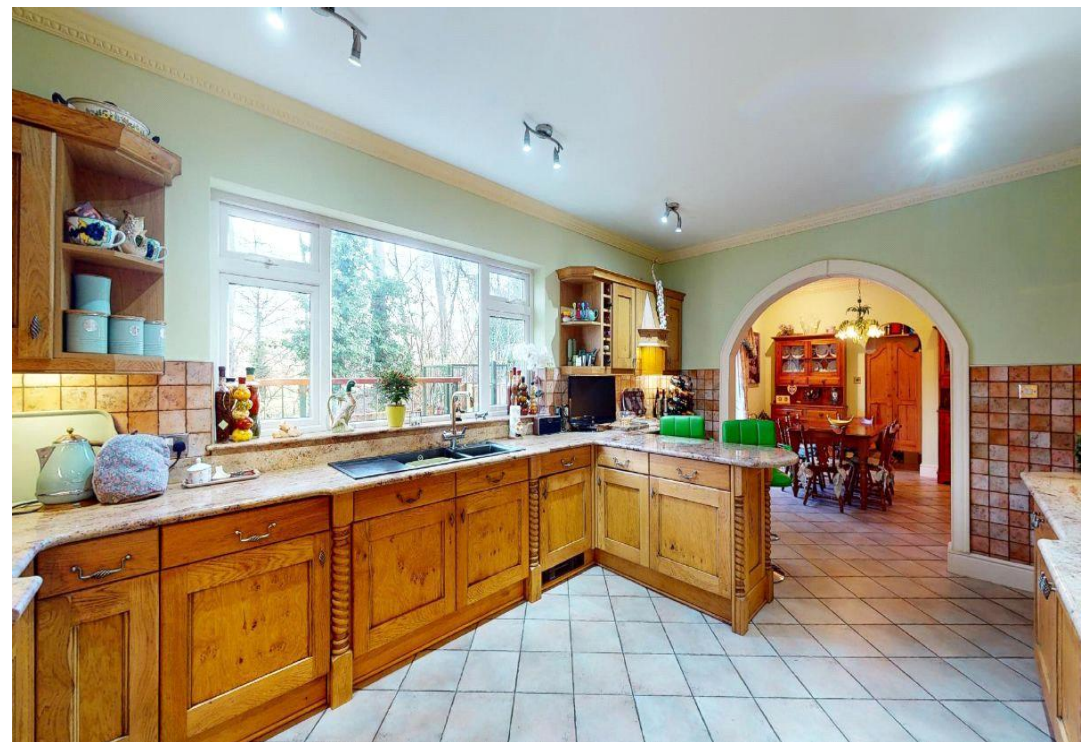
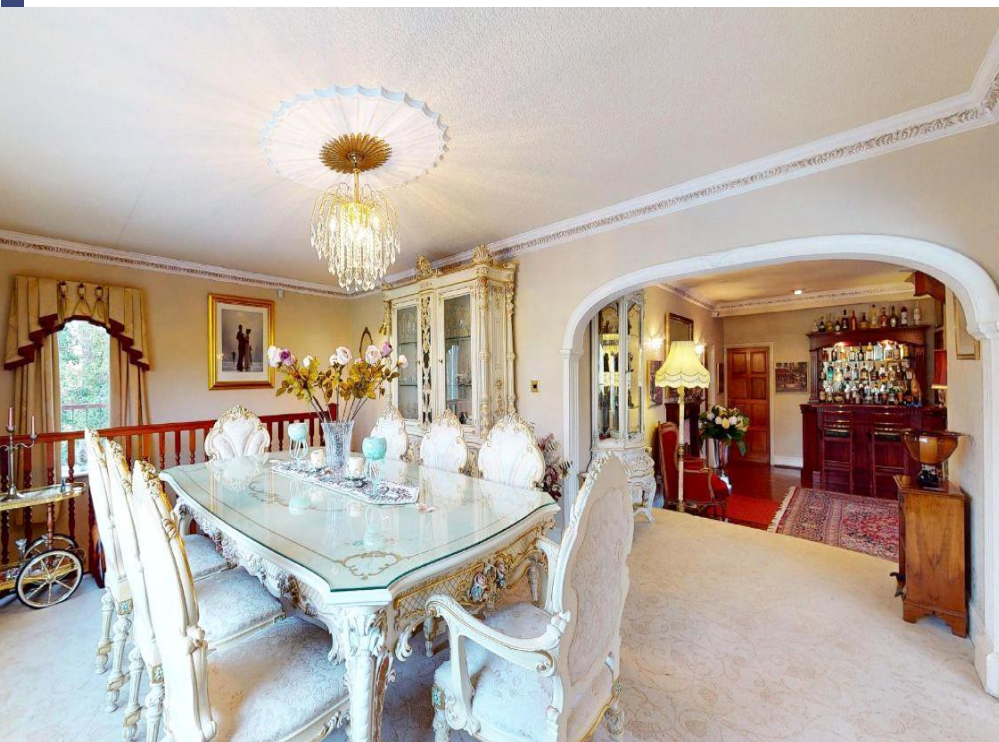
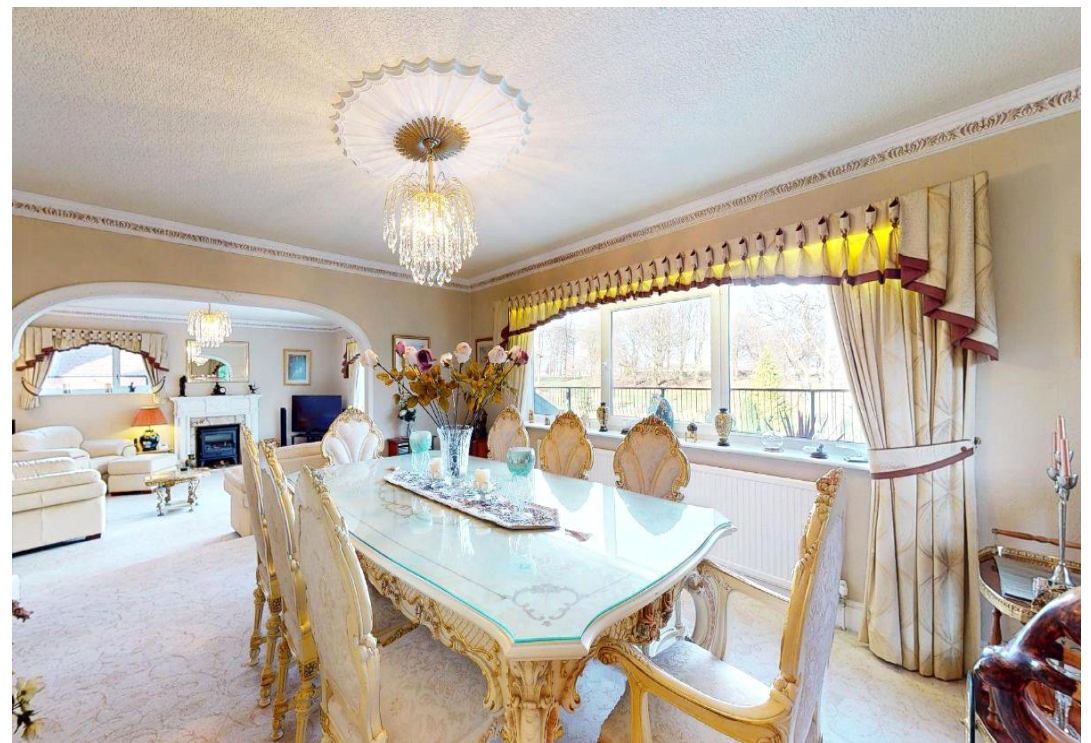
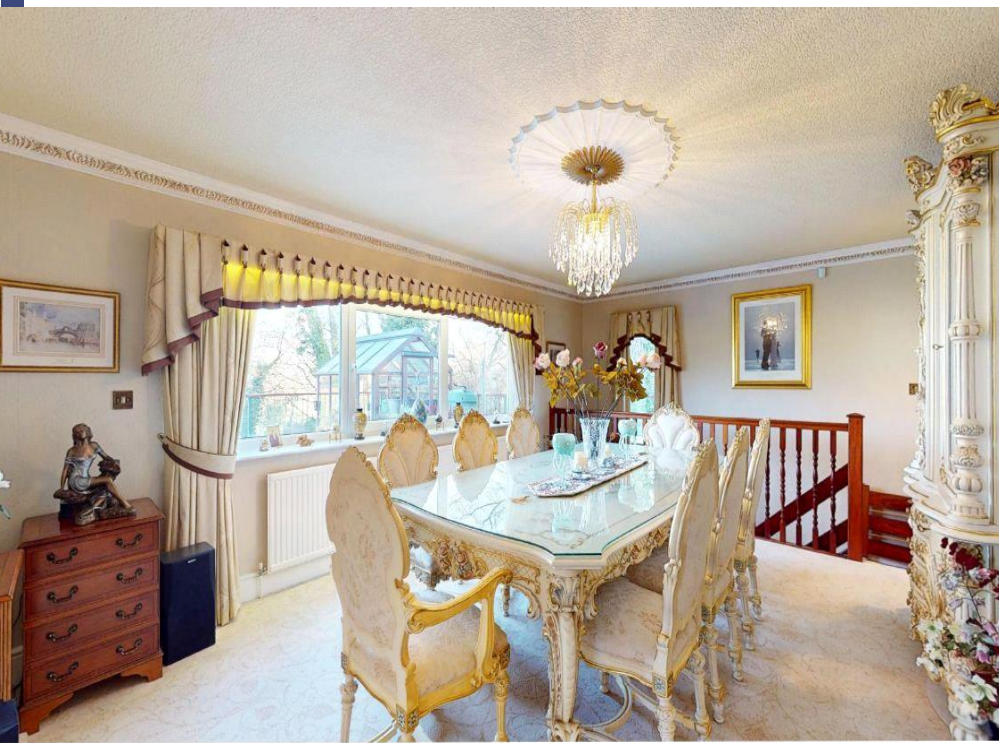
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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

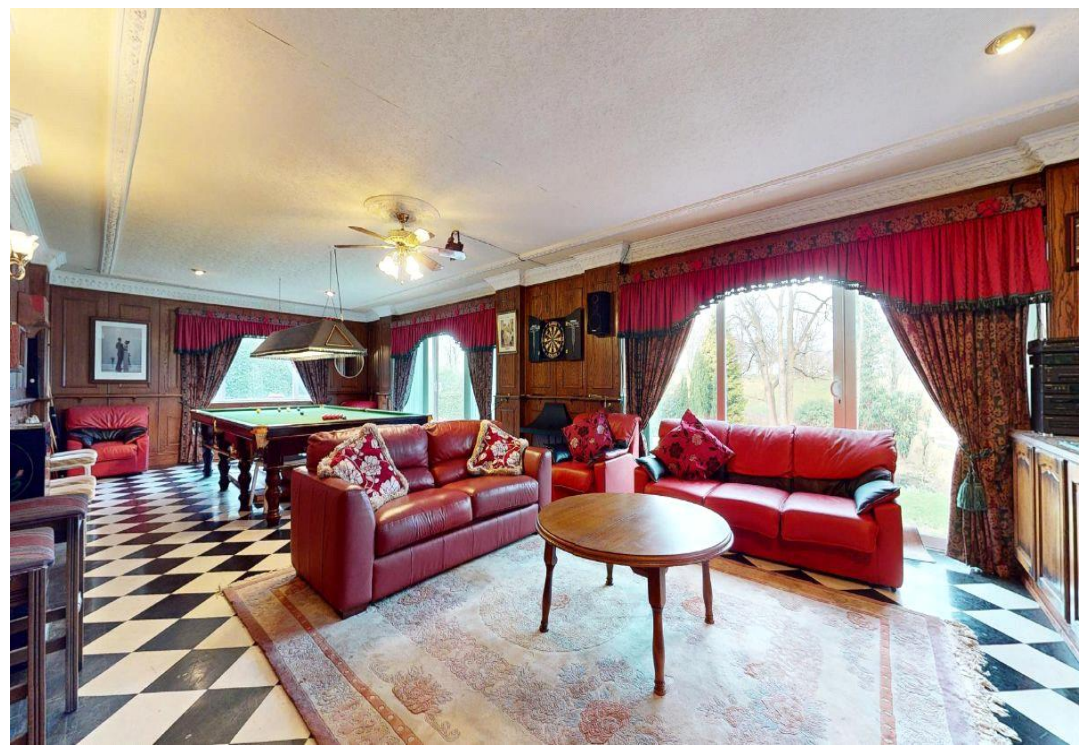
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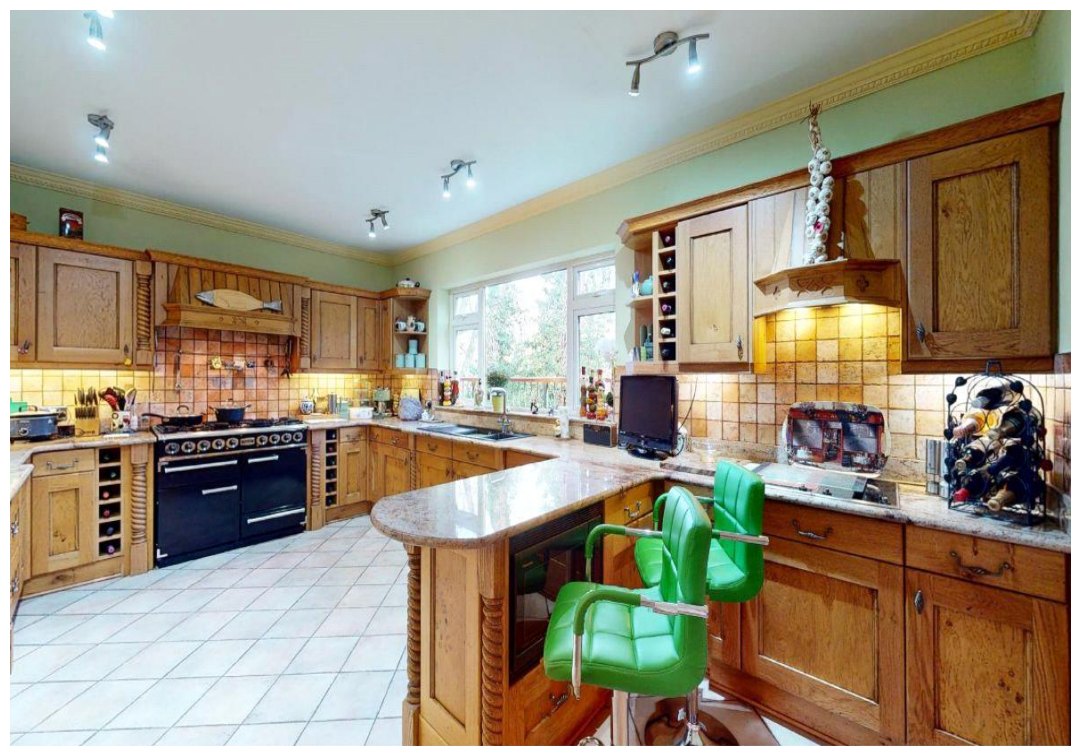


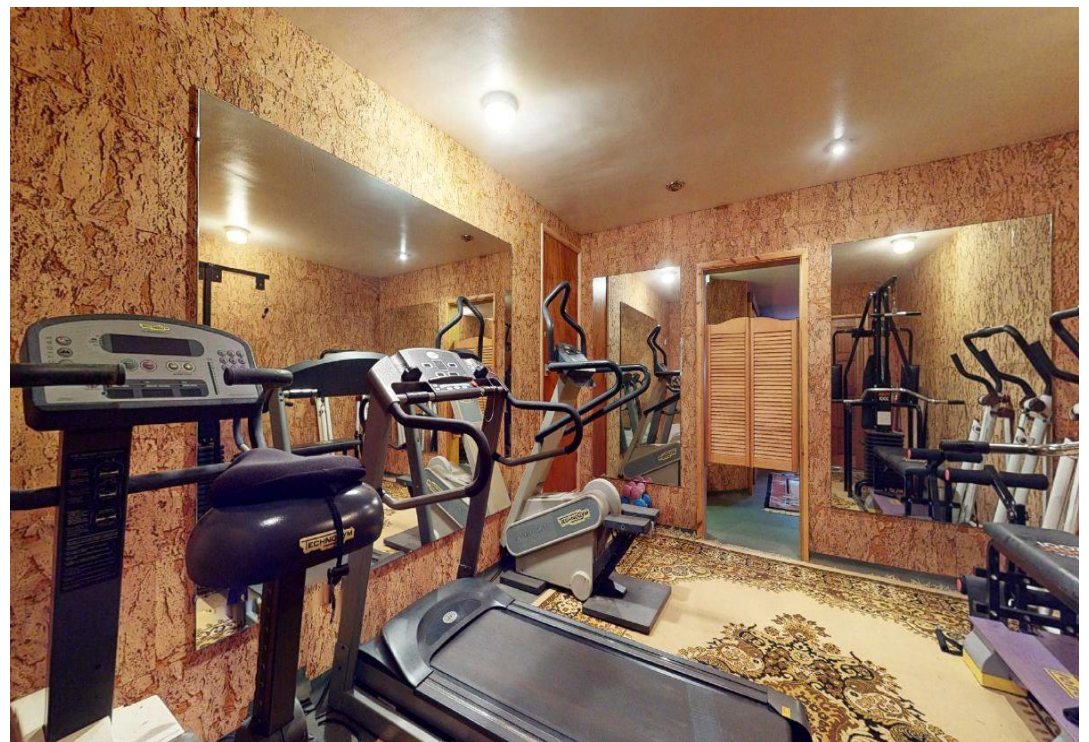
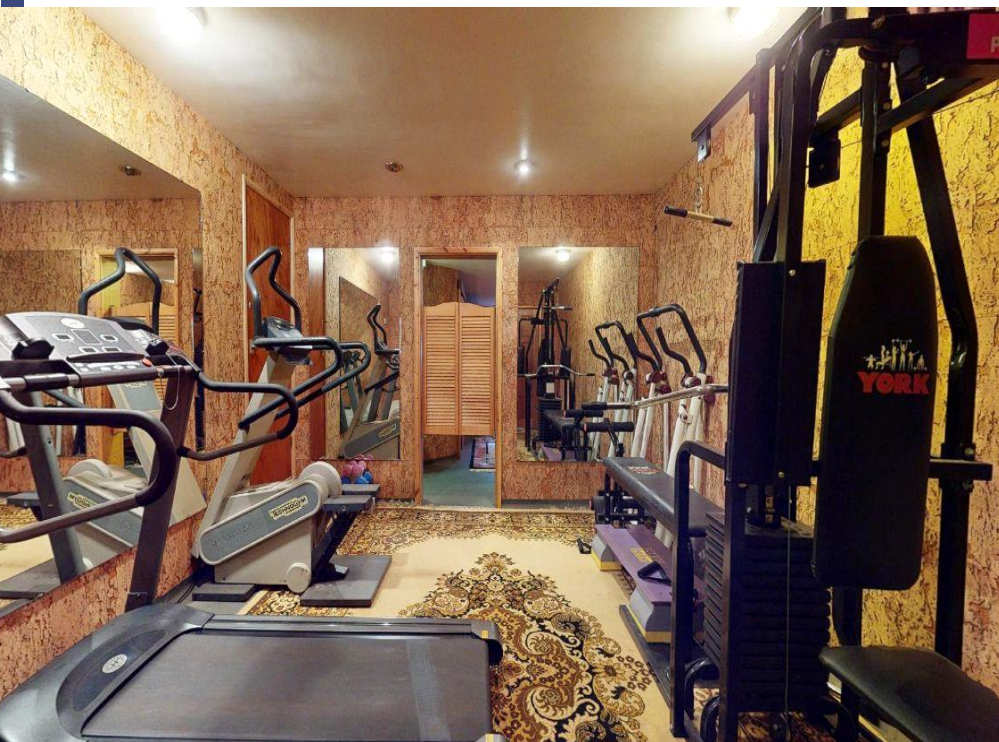


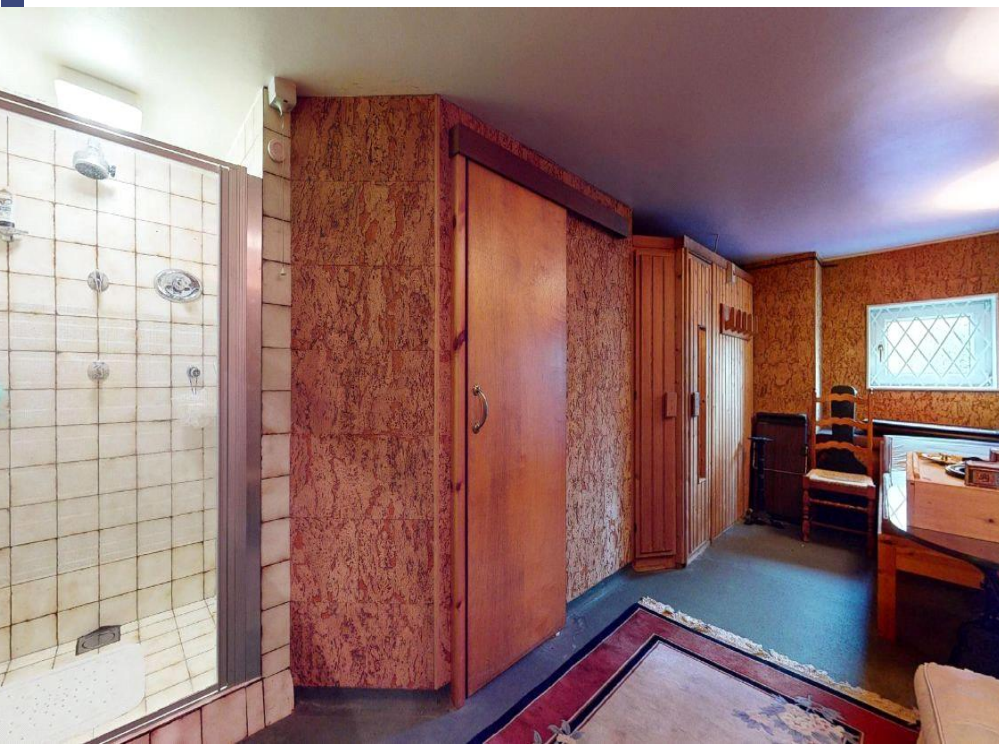


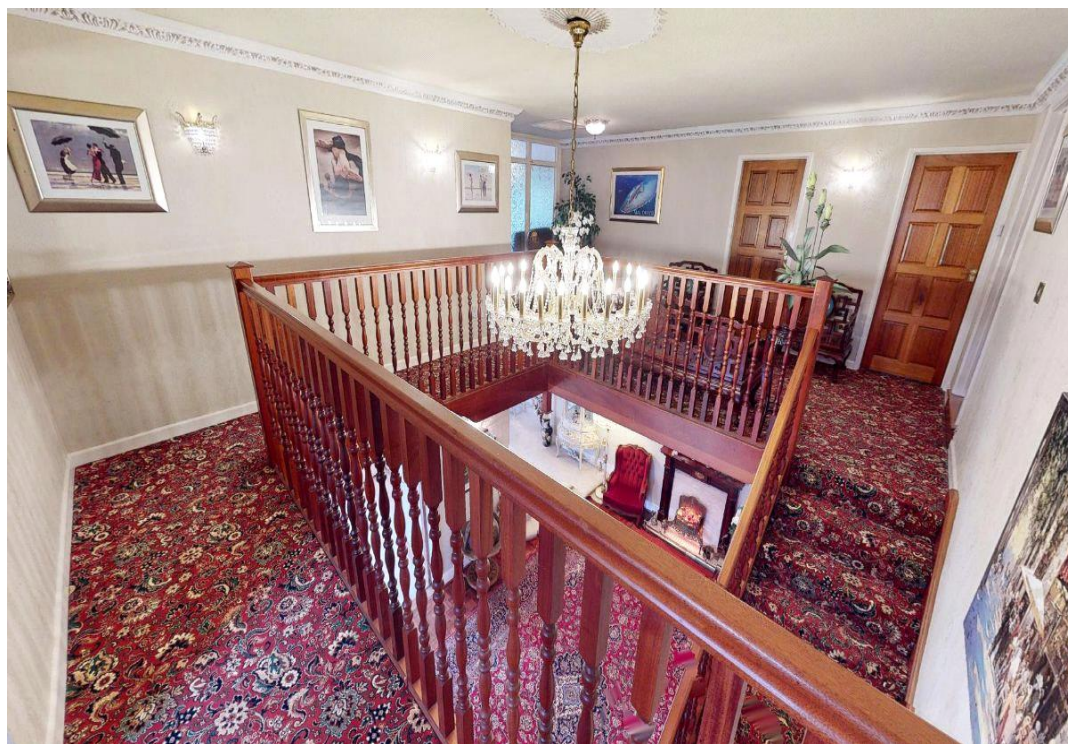
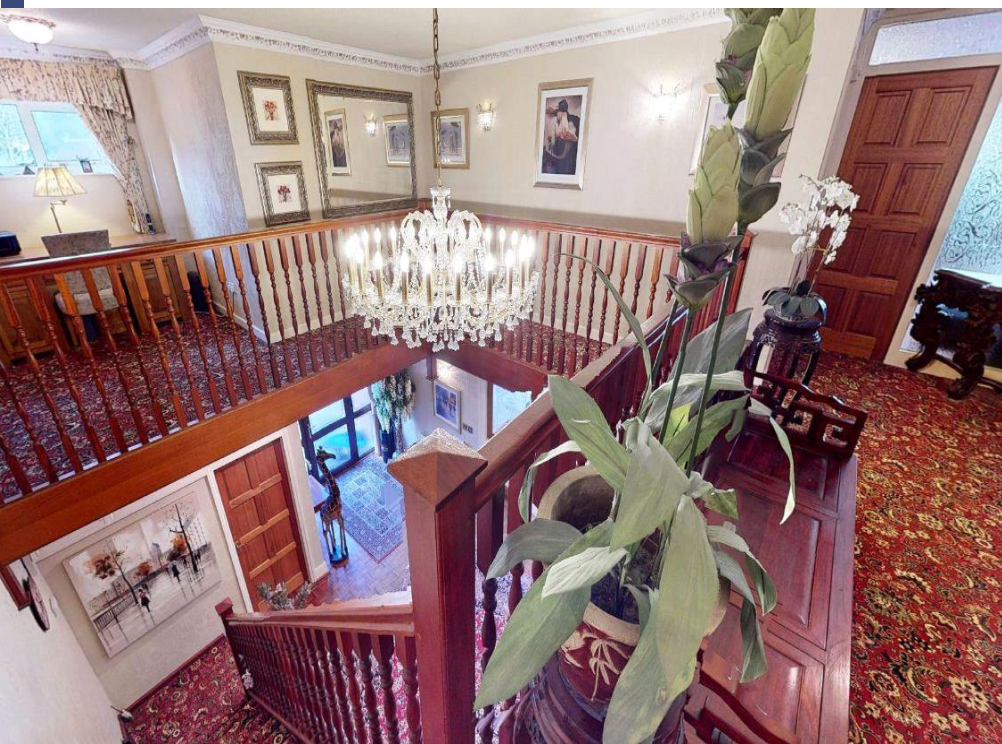




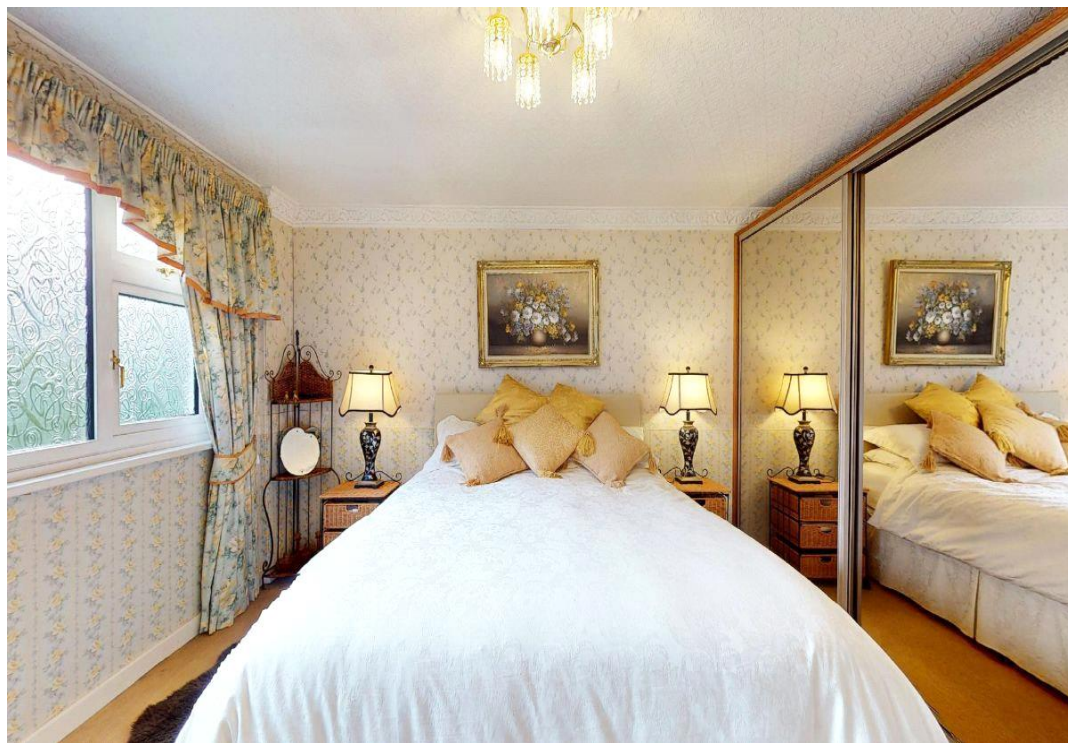
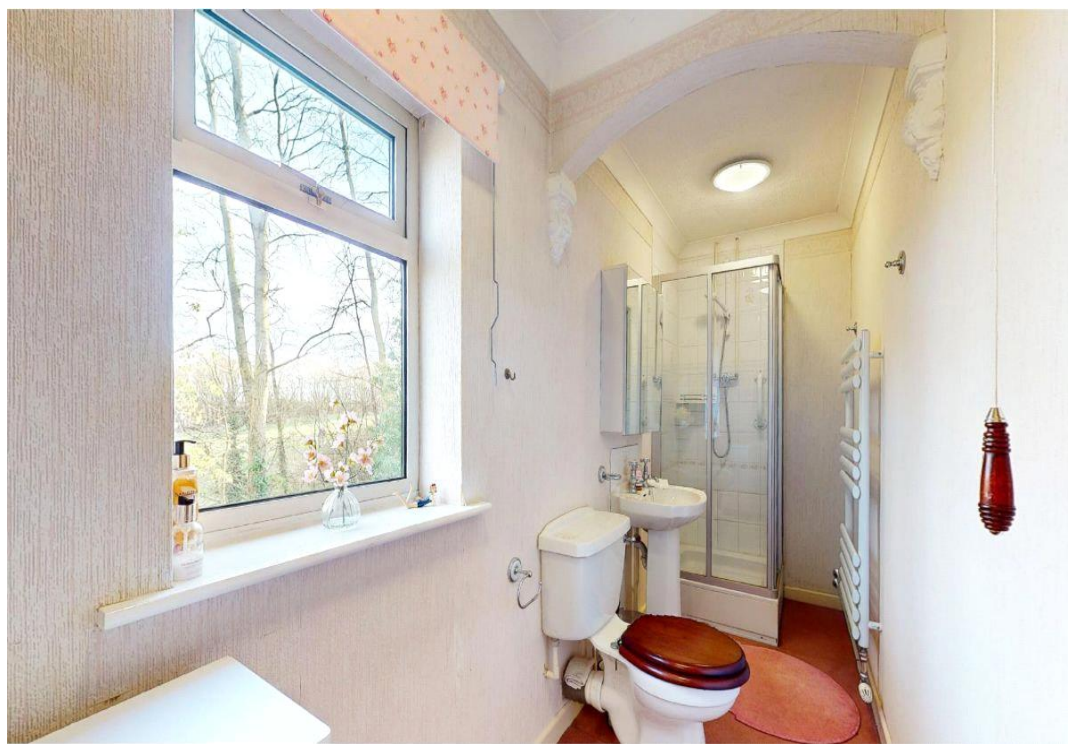
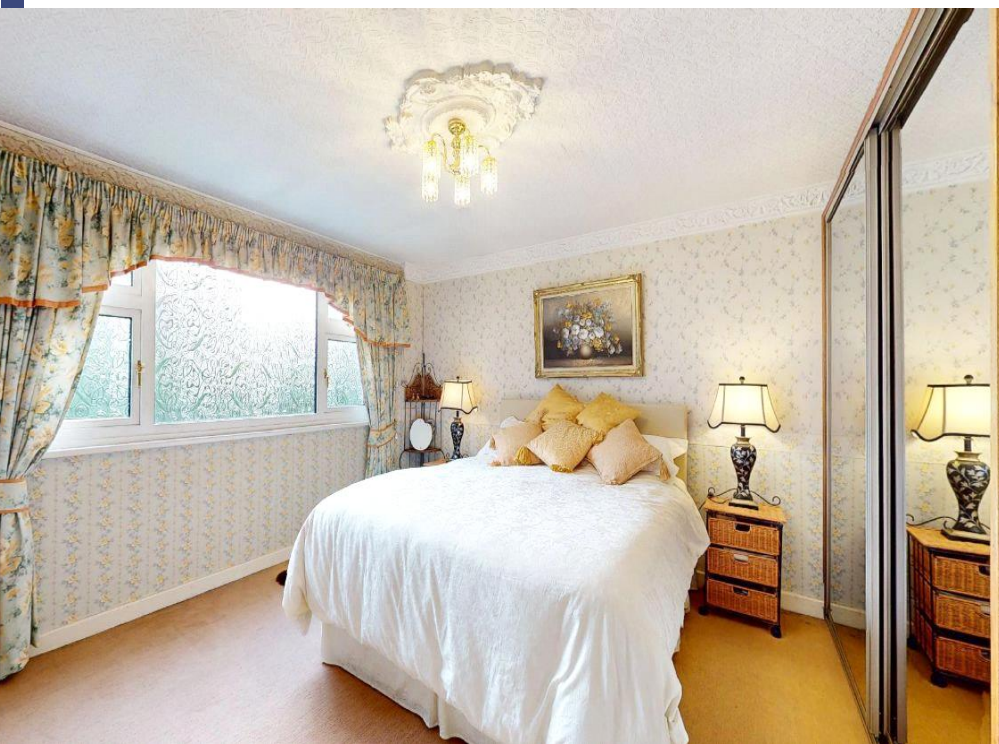


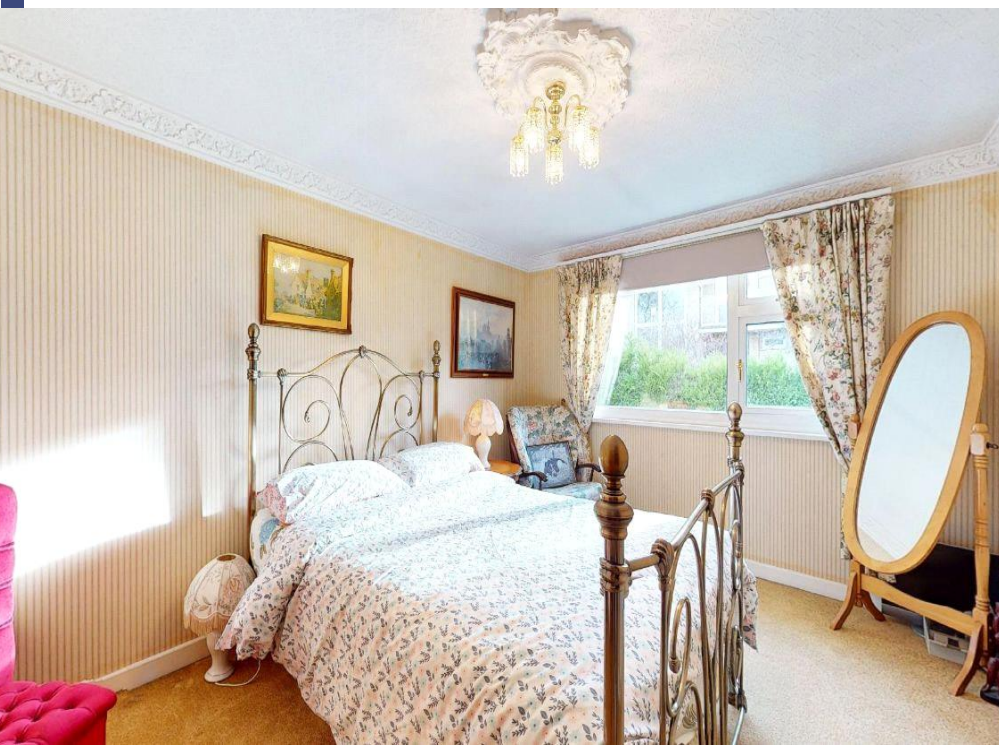


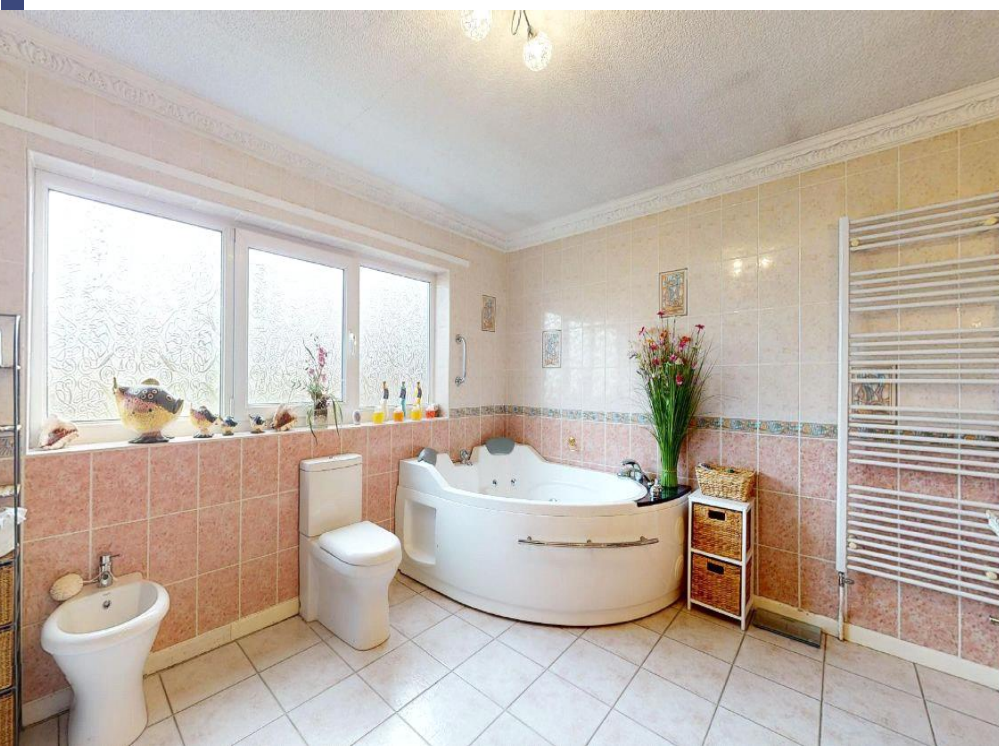






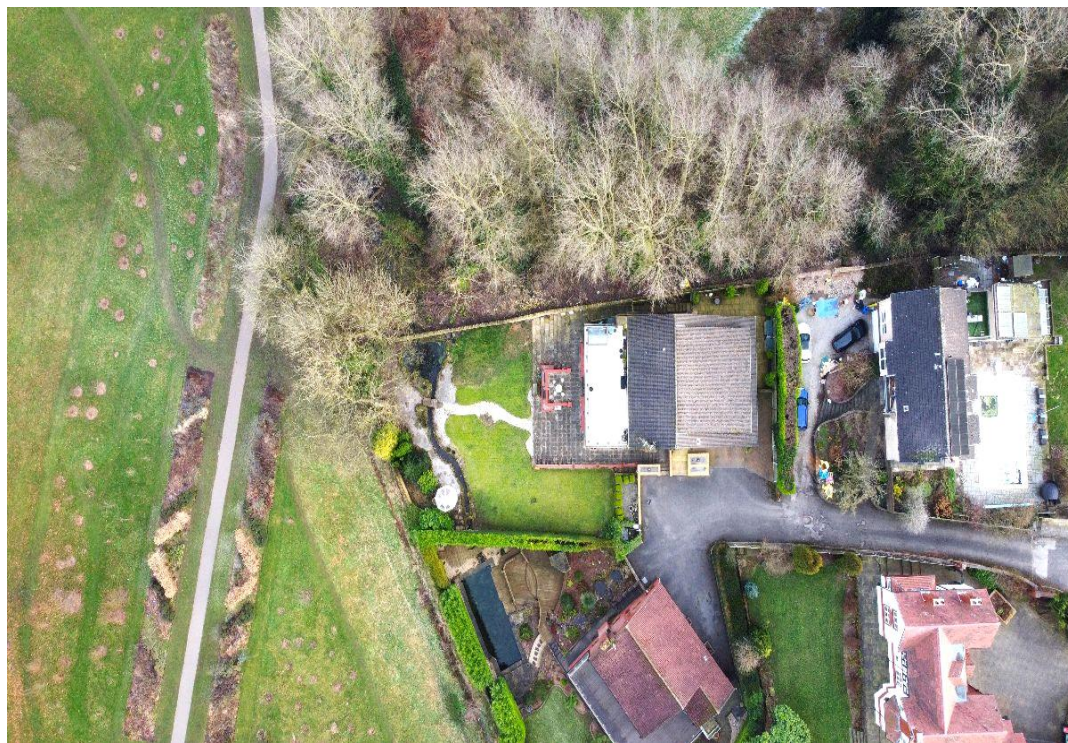
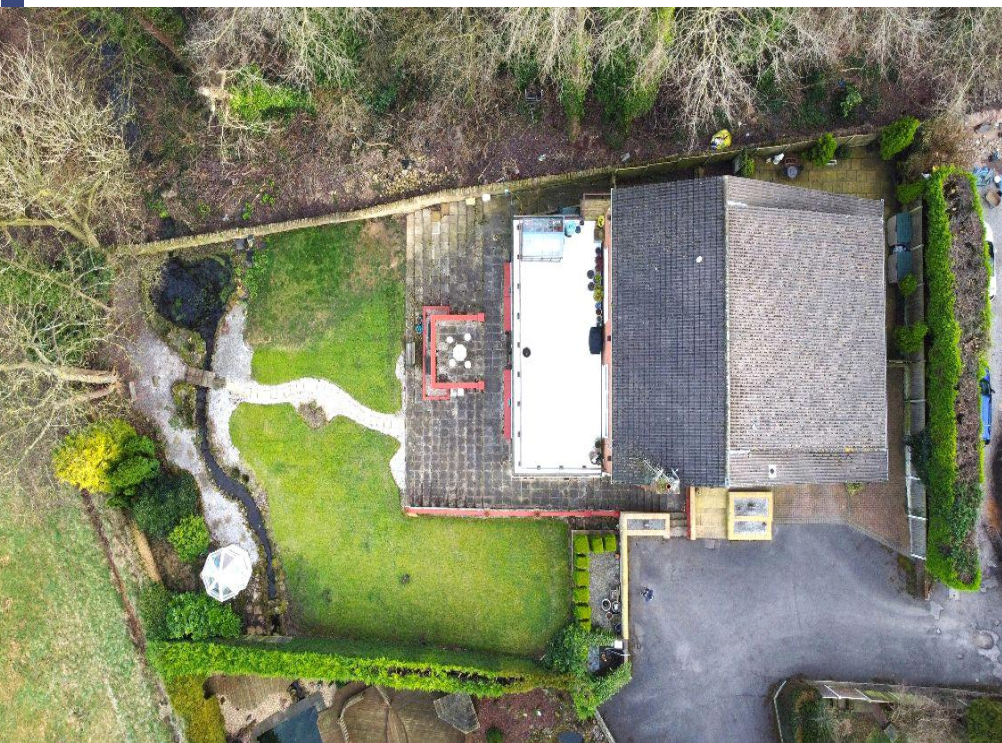


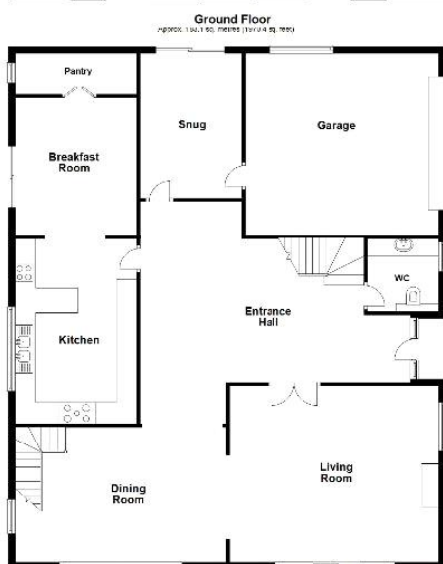
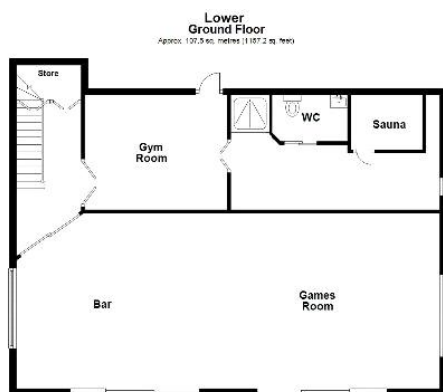












While every attempt has been made to ensure the accuracy of this plan, it is not intended to be used as a legal document. It is for guidance only and does not constitute an offer of any property. The plan and dimensions are for guidance only and are not to be used as a legal document. The plan and dimensions are for guidance only and are not to be used as a legal document.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
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		
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
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