



## MANOR HOUSE DRIVE, WYSALL, NOTTINGHAM NG12 5QN

OFFERS OVER  
£385,000

A beautifully presented and remodelled barn conversion situated in the sought after conservation village of Wysall. Stylish interior with quality fixtures and fittings throughout, contemporary décor, refitted kitchen with integrated appliances, designer bathrooms and landscaped cottage garden. The accommodation in brief comprises: entrance hall, large open plan kitchen/dining/sitting room, two double bedrooms to ground floor with shower room. To the first floor is a large galleried landing with balcony views to ground floor incorporating dressing room with doors to both large master bedroom and stylish bathroom. Complementing the accommodation are attractive gardens to the front, side and rear together with off street parking for two cars.

 EDWARDS  
SALES AND LETTINGS

# MANOR HOUSE DRIVE

Stunning plot and position | Barn conversion |  
Three double bedrooms | Stylish kitchen with  
integrated appliances | Designer modern  
bathrooms | Open plan living/kitchen/diner |  
Master bedroom suite with galleried landing |  
Landscaped grounds | Council Tax band D | EPC  
rating tba



## FULL DESCRIPTION

A beautifully presented and remodelled barn conversion situated in the sought after conservation village of Wysall. Stylish interior with quality fixtures and fittings throughout, contemporary décor, refitted kitchen with integrated appliances, designer bathrooms and landscaped cottage garden. The accommodation in brief comprises: entrance hall, large open plan kitchen/dining/sitting room, two double bedrooms to ground floor with shower room. To the first floor is a large galleried landing with balcony views to ground floor incorporating dressing room with doors to both large master bedroom and stylish bathroom. Complementing the accommodation are attractive gardens to the front, side and rear together with off street parking for two cars.

## ENTRANCE HALL

PVCu Barn-style front door leading to large entrance hall with solid oak flooring and staircase, oak doors to utility cupboard, bedrooms 2 and 3, shower room and oak sliding door to living area.

## UTILITY CUPBOARD

Plumbing for washing machine. Ample shelving space for further utilities or laundry.

## LOUNGE/DINER

19' 10" x 14' 4" (6.05m x 4.37m) Accessed via sliding barn-style door from entrance hall and opening up to the galleried landing above. Double French doors to garden. Solid oak flooring throughout and Jotul wood burning stove. Dining area open plan to kitchen.

## KITCHEN

11' 1" x 8' 9" (3.38m x 2.67m) Fitted with a range of contemporary base units and matching wall units. Deep solid oak work tops with an inset Franke sink and drainer unit. The work top extends to create a breakfast bar. Large range cooker with fitted extractor hood over. Integrated dishwasher, fridge/freezer and wine fridge under breakfast bar. Tiled splashback to walls, fully tiled ceramic flooring and window to front elevation.

## BEDROOM TWO

13' 10" x 9' 1" (4.22m x 2.77m) PVCu double glazed window to rear garden elevation, carpeted flooring, space for wardrobe under stairs.

## BEDROOM THREE

13' 0" x 9' 1" (3.96m x 2.77m) PVCu double glazed window to rear garden elevation, carpeted flooring.

## SHOWER ROOM

Refitted to a high standard with three piece suite comprising large shower cubicle with two heads and jet sprays, wash hand basin and WC. Fully tiled walls and floor with underfloor heating and window to front elevation.

## GALLERIED LANDING/STUDY AREA

16' 6" x 9' 0" (5.03m x 2.74m) A spacious galleried landing with built in double wardrobes and further separate storage cupboard, which could be used as a study, relaxing or dressing room area. Balcony enjoying views into the lounge, velux windows to both front and rear elevation, oak flooring and doors to both luxury bathroom and principle bedroom.

## MASTER BEDROOM

14' 6" x 12' 0" (4.42m x 3.66m) Beautifully appointed master bedroom with vaulted ceiling, oak flooring and large dormer window to front elevation.

## BATHROOM

9' 1" x 7' 3" (2.77m x 2.21m) High specification boutique bathroom consisting of four piece suite comprising, luxury freestanding bath, pedestal wash hand basin with fitted storage unit beneath, low level WC and matching storage unit. Tiled walls and floor and obscured windows to front elevation.

## OUTSIDE

The property is set in a pleasant cul-de-sac position in the heart of Wysall village with off-street parking for 2 cars. Beautiful manicured front lawn with mature flower beds lead to a canopied front porch and side access to rear garden. The delightful landscaped rear garden is well established and enjoys a high degree of privacy with a mixture of timber panelled fencing, laurel hedging and stone wall boundaries. Consisting of large patio, decking area and numerous raised flower beds, this delightful garden frames and complements the property beautifully. Furthermore, there is a recently installed oil fired combi boiler, oil tank and two timber garden sheds for storage.

## GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

## MANOR HOUSE DRIVE







## MANOR HOUSE DRIVE

### ADDITIONAL INFORMATION

**Local Authority** – Rushcliffe Borough Council

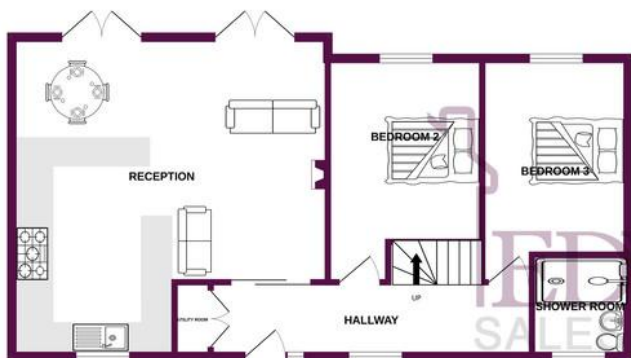
**Council Tax** – Band D

**Viewings** – By Appointment Only

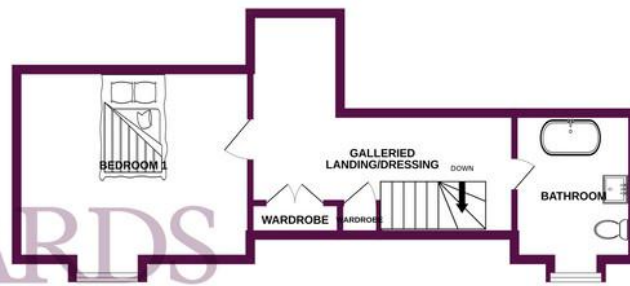
**Tenure** – Freehold



GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

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



## OFFICE

38 Frederick Street  
Loughborough  
LE11 3BJ

01509 268208  
info@helloedwards.co.uk  
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements