



**Plot 23 'Portland', 18 Bishops Meadows,
Church Warsop, Mansfield, Nottinghamshire,
NG20 0SQ**

New Build £499,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Brand New Detached House
- Substantial Accommodation: 2605 Sq Ft
- 4 Double Bedrooms & 3 Bath/Shower Rooms
- Separate Snug/Family Room
- Highly Energy Efficient: EPC A
- Corner Plot / Cul-De-Sac Development
- Quality High Specification Throughout
- 42ft Open Plan Living/Dining Kitchen
- Integral 1 1/2 Garage
- Wonderful Open Rear Views!

Plot 23 'Portland' comprises a brand new, large four bedroom detached family house with accommodation extending to approximately 2,605 square feet. On the ground floor there is an entrance porch, entrance hall, cloakroom/WC, utility room, snug/family room and a substantial open plan living space with kitchen, living and dining areas and double French doors leading out onto the rear garden. The first floor galleried landing leads to a master bedroom with dressing room/bedroom 5 and an en suite bathroom. There are three further double bedrooms, en suite to bedroom two and a separate family bathroom.

Plot 23 occupies a corner plot position towards the end of a cul-de-sac bordering to open countryside with wonderful views. There is a block paved driveway, an integral 1 1/2 garage and landscaped front and rear gardens.

LOCAL AREA

Church Warsop borders on the gateway to the Dukeries and the Welbeck Estate. Clumber Park, Sherwood Forest and Rufford Park are all within easy reach for great family days out.

Within walking distance from this development is the Carrs Nature Reserve and parkland area which has the River Meden running through. The Carrs has lovely views and leads onto great walking areas. It has attained the prestigious Green Flag status only 1 of 7 in the Mansfield area – (the magnificent 7). Church Warsop is more or less equal distance between Mansfield Town Centre and Worksop Town Centre, Mansfield 5.5 miles away and Worksop 8 miles away. Within approximately 30 minutes you can be on either the A1 or the M1. Church Warsop is approximately half a mile from Warsop village centre which hosts a number of individual shops and amenities, such as chemists, bakers, butchers, florists, cafes, opticians, electrical shops, banks, library, hairdressers, Co-op, Boyes, gift and antique shops, and schooling for all ages. There are numerous other amenities available at Worksop and Mansfield Woodhouse such as Sainsbury's and Morrison's supermarkets.

ENTRANCE PORCH

12'4" x 5'0" (3.76m x 1.52m)

ENTRANCE HALL

13'7" x 11'5" (4.14m x 3.48m)

CLOAKROOM/WC

4'9" x 3'7" (1.45m x 1.09m)

SNUG/FAMILY ROOM

17'6" min x 13'8" (5.33m min x 4.17m)
(Plus both bay windows).

SUBSTANTIAL OPEN PLAN LIVING/DINING KITCHEN

42'6" x 17'1" max (12.95m x 5.21m max)
(14'0" into dining area and 11'4" into kitchen area).

UTILITY ROOM

8'5" x 5'9" (2.57m x 1.75m)

FIRST FLOOR GALLERIED LANDING

18'2" x 11'6" (5.54m x 3.51m)
(Plus storage cupboard 6'6" x 2'4").

MASTER BEDROOM 1

17'8" x 13'9" (5.38m x 4.19m)

DRESSING ROOM/BEDROOM 5

13'9" x 11'2" (4.19m x 3.40m)

EN SUITE BATHROOM

10'0" x 5'5" (3.05m x 1.65m)

BEDROOM 2

14'2" x 14'0" (4.32m x 4.27m)

EN SUITE

9'5" x 2'9" (2.87m x 0.84m)

BEDROOM 3

13'8" x 11'2" (4.17m x 3.40m)
(Plus door reveal).

BEDROOM 4

13'9" x 10'8" (4.19m x 3.25m)

FAMILY BATHROOM

9'4" x 6'4" (2.84m x 1.93m)

INTEGRAL 1 1/2 GARAGE

17'0" x 14'0" (5.18m x 4.27m)

TECHNICAL SPECIFICATION

BUILDING & SHELL

- Built in heritage brick.
- Stone details such as heads and cills to windows.

- Photovoltaic roof tiles, generating electrical power within black matching roof tiles.
- UPVC double glazed windows and doors.
- Latest standards of home insulation.
- Exceptionally Energy Efficient - High EPC rating.

KITCHEN

- Beautifully appointed bespoke kitchen.
- Integrated electric oven.
- Integrated electric ceramic or gas hob.
- Stainless steel extractor hood.
- Integrated fridge/freezer.
- Integrated dishwasher.
- All designed in house to compliment and indulge your individual tastes.
- Your choice of contemporary porcelain and ceramic tiling to splashback areas.

BATHROOMS & EN SUITES

- Contemporary sanitaryware with chrome fittings.
- Your choice of contemporary porcelain and ceramic tiling to splashback areas.
- Extractor fan.

INTERNAL & EXTERNAL DECORATION

- Neutral decor throughout.
- Modern internal and external doors with chrome fittings.
- Choice of carpets and flooring throughout.

ELECTRICAL & LIGHTING

- LED lighting throughout.
- Brushed chrome switches and electrical points.

HOT WATER & HEATING SYSTEM

- Gas central heating: underfloor heating throughout with individual zoned controls.
- Chrome heated towel rails to all bathrooms.

SECURITY & PEACE OF MIND

- Door and window locks.
- Burglar alarm to national recommended standard specification.
- 10 year building warranty with LABC (Local Authority Building Control).

EXTERNAL LANDSCAPING

- Turf to the front and rear, paths and a patio.
- Block paved driveway.
- Garage (single or double, dependent upon individual plot).

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817 283 521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





PLEASE INFORM THE ARCHITECT IF YOU HAVE DIFFICULTIES READING ANY NOTES OR DIMENSIONS ON THIS DRAWING.
 Work only from figured dimensions.
 Read this drawing with all other submittals and consultant drawings and specifications and report any errors or omissions to the architect.
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FRONT ELEVATION
SCALE 1:100



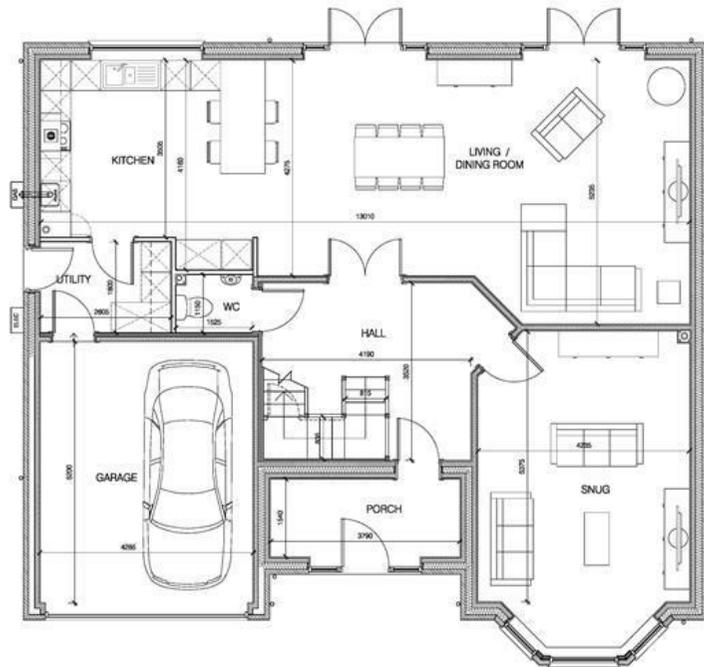
SIDE ELEVATION 01
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION 02
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

PLANNING DRAWING (P)
 Bishops Walk,
 Church Warsop.
 House Type 02 - Hand-drawn
 Floor Plans and Elevations

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 www.matthewmontague.co.uk
 MATTHEW MONTAGUE
 ARCHITECTS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	99	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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Surveyors, Estate Agents, Valuers, Auctioneers