



25 Bishops Meadows, Church Warsop,  
Mansfield, Nottinghamshire, NG20 0SQ

£395,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached Family House
- 4 Double Bedrooms & Large Bathroom
- Substantial Open Plan Living/Dining/Kitchen
- Photovoltaic Roof Tiles
- Block Paved Drive & Integral Double Garage
- Spanning Over 3 Floors: 1890 Sq Ft
- Master Bedroom with En Suite
- High Energy Efficiency Rating A
- Gas Underfloor Heating Throughout
- Wonderful Open Rear Views

A modern four bedroom detached family house located in the heart of Church Warsop off the A60 Cuckney Hill close to St Peter & St Paul's Church bordering to open countryside with open rear views and within walking distance to the Carrs Nature Reserve.

The property was built in 2018 by a local house builder in heritage brick complemented by stone heads and sills to their 'Clumber' house type and forms part of this high quality cul-de-sac development of only 25 homes built to a striking traditional design.

The property offers a spacious layout of family living accommodation spanning over three floors extending to circa 1890 sq ft, with four double bedrooms, and includes brushed chrome switches and sockets throughout, an alarm system, UPVC double glazing and gas central heating with underfloor heating to all three floors with individual zoned control pads. The property is extremely energy efficient with an A (94) EPC rating and photovoltaic roof tiles generate electrical power within black matching roof tiles.

The ground floor living accommodation comprises an entrance hall, a substantial, L-shaped open plan living/dining/kitchen, utility and a cloakroom/WC. The first floor galleried landing leads to three double bedrooms (two with fitted wardrobes) and a large family bathroom comprising a five piece suite. There is a substantial master bedroom occupying the entire second floor with extensive fitted wardrobes and an en suite.

## OUTSIDE

Bishops Meadows is a beautiful cul-de-sac development of high quality homes completed in 2023 built to a striking traditional design on the edge of Church Warsop within close proximity to local amenities. There is a lawned front garden adjacent to a double width block paved driveway which extends across the front of the house. A side gate provides access to the rear garden. To the rear of the property there is an outside tap and an extensive sandstone patio which extends across the full width of the house which extends to a pathway on both sides of the property with a gate at one end providing access to the front. There is a lawn, slate chippings and shrubs to the borders and an undercover seating/bar area enjoying the open views over adjacent countryside.

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 and schooling for all ages. There are numerous other amenities available at Worksop and Mansfield Woodhouse such as Sainsbury's and Morrison's supermarkets.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

13'8" x 8'0" (4.17m x 2.44m)

With laminate floor, underfloor heating, six ceiling spotlights, double glazed window to the front elevation, stairs to the first floor galleried landing and understairs storage cupboard with laminate floor and housing the underfloor heating manifold.

## OPEN PLAN LIVING/DINING KITCHEN

28'0" into both bays x 24'2" (8.53m into both bays x 7.37m)

A substantial, L-shaped open plan living/dining/kitchen space, featuring modern, light grey, high gloss cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Inset 1 1/2 bowl sink with drainer and swan neck mixer tap. Integrated appliances include a single oven, separate microwave and a four ring induction hob with contemporary touch screen extractor hood above. Integrated dishwasher. Space for an American style fridge/freezer. Underfoot heating throughout, tiled floor to the kitchen area and laminate floor to the dining and living areas. Sixteen ceiling spotlights to the kitchen area, double glazed bay window to the front elevation, two double glazed windows to the rear elevation and two separate sets of French doors lead out onto the rear garden with pleasant open views over adjacent countryside.

## UTILITY

9'11" x 5'3" (3.02m x 1.60m)

Having modern, high gloss base units, an inset stainless steel sink with drainer and swan neck mixer tap. Tiled splashbacks, tiled floor, underfloor heating, three ceiling spotlights, personal door through to the integral garage, double glazed window to the rear elevation and rear door giving access to the garden.

## DOWNSTAIRS WC

6'5" x 3'6" (1.96m x 1.07m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Tiled floor, underfloor heating, extractor fan and two ceiling spotlights.

## FIRST FLOOR GALLERIED LANDING

12'10" x 12'7" (3.91m x 3.84m)

A spacious galleried landing with seven ceiling spotlights, underfloor heating, stairs to the second floor master bedroom suite and two double glazed windows to the front elevation.

## BEDROOM 2

11'11" x 11'2" (3.63m x 3.40m)

A good sized double bedroom with attractive panelled wall feature and fitted wardrobes with hanging rails, shelving and drawers. Underfloor heating and double glazed window to the rear elevation affording open views over adjacent countryside.

## BEDROOM 3

11'2" x 10'4" (3.40m x 3.15m)

A third double bedroom, having fitted wardrobes with hanging rails, shelving and drawers. Underfloor heating and double glazed window to the front elevation.

## BEDROOM 4

12'8" x 9'5" (3.86m x 2.87m)

A fourth double bedroom with underfloor heating and double glazed window to the rear elevation affording open views over adjacent countryside.

## FAMILY BATHROOM

16'9" x 12'1" (5.11m x 3.68m)

A substantial family bathroom featuring a modern and contemporary five piece white suite with chrome fittings comprising an oval shaped contemporary bathtub with floor mounted swan neck mixer tap and a pencil shower attachment. Separate tiled shower enclosure with rainfall shower plus an additional shower handset. There is a large vanity unit with inset his and hers sinks with mixer taps, work surfaces and extensive storage cupboards and drawers beneath. Low flush WC. Tiled floor, underfloor heating, two electric chrome heated towel rails, shaver point, eight ceiling spotlights, extractor fan and two roof windows to the rear elevation with open views across adjacent countryside. Built-in storage cupboard with tiled floor, a double power point and housing the underfloor heating manifold for the first floor.

## SECOND FLOOR LANDING

With wall light points.

## MASTER BEDROOM SUITE

19'11" max x 18'6" (6.07m max x 5.64m)

A superb and substantial, L-shaped master bedroom suite with en suite occupying all of the second floor. There are an extensive range of fitted wardrobes with hanging rails, shelving and drawers plus additional drawers and overhead storage cupboards. Underfloor heating, roof window to the rear elevation enjoying wonderful elevated far reaching open views over adjacent countryside and two double glazed windows to the front elevation.

## EN SUITE

12'4" x 6'1" (3.76m x 1.85m)

Having a modern four piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower plus additional shower attachment. There is a large vanity unit with tiled surround and inset his and hers sinks with mixer taps, work surfaces to the side and ample storage cupboards and drawers beneath. Low flush WC. Tiled floor, underfloor heating, shaver point, electric chrome towel rail, three ceiling spotlights, extractor fan and roof window to the rear elevation.

## INTEGRAL DOUBLE GARAGE

18'7" max x 16'10" (5.66m max x 5.13m)

(16'10" min). Equipped with power and light. Housing the Vaillant gas central heating boiler and consumer unit. Remote controlled electric up and over door and personal door through to the utility room.

## 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.







































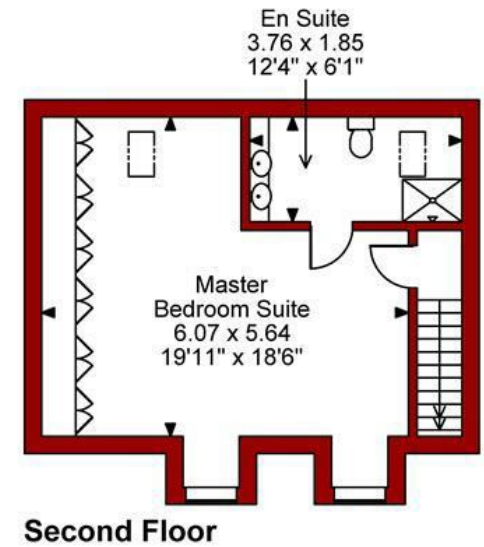
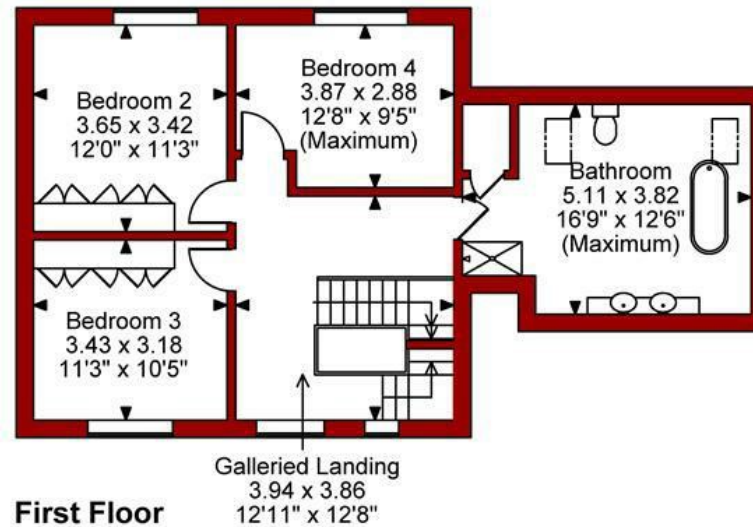
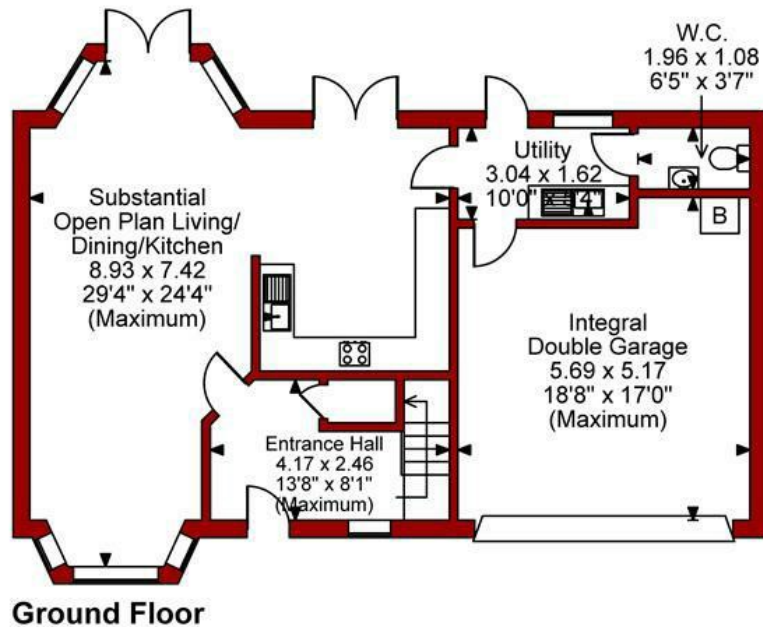








**Bishops Meadows, Church Warsop**  
**Approximate Gross Internal Area**  
**Main House = 176 SQ M/1890 SQ FT**  
**Integral Double Garage = 28 SQ M/299 SQ FT**  
**Total = 204 SQ M/ 2189 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers