



**Meadow View, Plot 1 The Hideaway, 112 Pear
Tree Lane, Teversal Village, Sutton-in-Ashfield,
Nottinghamshire, NG17 3LE**

New Build £630,000
Tel: 01623 626990

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

- Exceptional New Homes Development
- Quality High Specification Throughout
- 5 Double Bedrooms & 3 Bath/Shower Rooms
- Open Plan Kitchen/Diner & Utility
- Wonderful Open Views
- Only x7 Detached Family Homes
- Plot 1: Three Storey Living: 1,973 Sq Ft
- Spacious 22ft Lounge & Separate Study
- Large Double Garage
- Idyllic Countryside Location

We have the privilege of offering to the market Meadow View – an exceptional new homes development of seven, three storey, five bedroom detached family houses built in quality handmade brick with stone sills in 2025 by renowned local developer Pulchra Homes, positioned at the end of Pear Tree Lane in an idyllic countryside location close to the Teversal Trail boasting wonderful open views.

Plot 1 The Hideaway provides a spacious family home arranged over three floors (1,973 sq ft) with high ceilings to all floors, five double bedrooms, three bath/shower rooms and a large double garage (413 sq ft). The property comes with a 10 year new build warranty and high specification fixtures and fittings to include; high quality contemporary fitted kitchen with integrated appliances and quartz work surfaces, Porcelanosa bathrooms, carpets and LVT flooring throughout, chrome switches, sockets and spotlights, underfloor heating with individual room thermostats to all floors via a Bosch air source heat pump, high quality flush casement double glazed windows and large contemporary aluminium sliding patio doors to the lounge and kitchen.

Plot 1 The Hideaway layout of living accommodation comprises an entrance hall with bespoke oak and glass staircase rising all the way up to the first and second floor galleried landings, downstairs WC, study, spacious 22ft dual aspect lounge, open plan kitchen/diner and a utility which comes with a washing machine and a separate tumble dryer. The first floor galleried landing leads to a large master bedroom with dressing area and an en suite. There are two further double bedrooms on the first floor as well as a family bathroom. The second floor galleried landing leads to bedroom four and five and a separate shower room.

Plot 1 is built and ready to move in.

Overall, this is a rare opportunity to acquire a high quality brand new home in a fantastic location. To arrange a viewing please call the office.

OUTSIDE

Pear Tree Lane is a countryside lane accessed from the centre of Teversal Village off Pleasley Road. The approach alongside adjacent countryside with wonderful views continue when you get to the property, which really do emphasise the quiet, rural village setting. Externally, plot 1 has a double width pebble driveway frontage which leads to a large attached double garage with a remote controlled electric up and over door. There are borders to each side of the driveway with an attractive sandstone pathway across the front and down the side of the

property leading to the rear garden. There is also gated access to the right hand side of the garage giving access behind the garage and to the other side of the property which leads round to the rear. To the rear of the property, there is an extensive sandstone patio which extends across the full width of the property. Beyond here, there is a lawn, Kingspan Klargeter BioDisc, fenced boundaries on two sides with planted trees in front and a hedgerow boundary to the other side.

LOCATION

Meadow View has a fabulous location, with its delightful rural setting and yet still being in an incredibly convenient location within close proximity to Hardwick Hall, the Teversal trails and Silverhill (one of the highest points in Nottinghamshire) which all offer some beautiful walks straight from the property. There are an excellent range of amenities nearby including the highly regarded The Carnarvon pub/restaurant, excellent links to the M1 and Chesterfield train station which offers a well serviced route reaching London in under two hours. The delightful village of Teversal also comes stacked with a well established history including links to D.H Lawrence and the 5th Earl of Carnarvon, who was the financial backer in the excavation of Tutankhamen's tomb which is celebrated with a feature mosaic on entry to the village itself.

A COMPOSITE FRONT ENTRANCE DOOR WITH WALL LIGHTS TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'10" max x 8'7" (4.22m max x 2.62m)

With herringbone LVT floor, underfloor heating, six ceiling spotlights, three double power points and an oak and glass staircase provides access to the first floor galleried landing.

DOWNSTAIRS WC

5'10" x 3'2" (1.78m x 0.97m)

Having a modern Porcelanosa two piece white suite with chrome fittings comprising a low flush WC with enclosed cistern. Wall hung vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Chrome heated towel rail, ceiling spotlight, part tiled walls, extractor fan, wall mounted mirror with touch screen LED lighting, herringbone LVT floor and underfloor heating.

STUDY

10'3" x 8'1" (3.12m x 2.46m)

With herringbone LVT flooring, underfloor heating, ample telephone points, four ceiling spotlights and double glazed window to the front elevation.

LOUNGE

22'0" x 13'3" (6.71m x 4.04m)

A light and airy dual aspect reception room with underfloor heating, twelve ceiling spotlights, six double power points, double glazed window to the front elevation and large double glazed aluminium sliding patio door leading out onto the rear garden. Open plan to:

OPEN PLAN KITCHEN/DINER

20'1" x 17'10" max (6.12m x 5.44m max)

(9'5" into dining area). A superbly appointed open plan kitchen/diner, having a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces and matching upstands. Under mount 1 1/2 bowl sink with chrome swan-neck mixer tap. There is a peninsula island with space for stools underneath. Integrated Bosch cooking appliances include a single electric oven, separate combination microwave oven, five ring induction hob and extractor hood above. Further integrated appliances include a fridge/freezer, dishwasher and wine cooler. Herringbone LVT flooring, underfloor heating, eleven ceiling spotlights, eight double power points, double glazed window to the rear elevation and large double glazed aluminium sliding patio door leading out onto the rear garden. A built-in understairs storage cupboard with LVT herringbone floor and underfloor heating manifold provides useful storage.

UTILITY

7'3" max x 5'10" (2.21m max x 1.78m)

Having Bosch appliances including a washing machine and tumble dryer. Contemporary shaker cabinets and concealed tank cupboard housing the pressurised hot water cylinder. Herringbone LVT flooring, underfloor heating, four ceiling spotlights, extractor fan and obscure UPVC double glazed side entrance door.

FIRST FLOOR GALLERIED LANDING

13'5" x 8'8" (4.09m x 2.64m)

A stunning galleried landing with vaulted ceiling rising all the way up to the second floor. Three ceiling spotlights, feature hanging lights, underfloor heating and oak and glass staircase providing access to the second floor galleried landing.

MASTER BEDROOM 1

22'0" max x 11'0" (6.71m max x 3.35m)

The first of five double bedrooms, this master bedroom benefits from a dual aspect with double glazed windows to the front and rear elevations. There are seven ceiling spotlights, five double power points, telephone point and underfloor heating.

EN SUITE

6'9" x 5'0" (2.06m x 1.52m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, part tiled walls, four ceiling spotlights, extractor fan, wall mounted fitted mirror above the sink with touch screen LED lighting, underfloor heating and obscure double glazed window to the front elevation.

BEDROOM 2

13'4" x 10'2" (4.06m x 3.10m)

A second double bedroom with underfloor heating, six ceiling spotlights, three double power points, telephone point and double glazed window to the front elevation.

BEDROOM 3

13'4" x 8'11" (4.06m x 2.72m)

A third double bedroom with underfloor heating, six ceiling spotlights, three double power points, telephone point and double glazed window to the rear elevation.

FAMILY BATHROOM

8'7" x 5'7" (2.62m x 1.70m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled inset bath with rainfall shower and additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, part tiled walls, herringbone LVT flooring, underfloor heating, six ceiling spotlights, large wall mounted fitted mirror above the sink with touchscreen LED lighting and obscure double glazed window to the rear elevation.

SECOND FLOOR GALLERIED LANDING

Having two fitted wardrobes with shelving. Two ceiling spotlights and underfloor heating.

BEDROOM 4

20'11" x 11'0" (6.38m x 3.35m)

A fourth double bedroom with underfloor heating, four double power points, two ceiling spotlights and feature floor-to-ceiling double glazed window to the front elevation.

BEDROOM 5

15'6" max x 13'4" max (4.72m max x 4.06m max)

A fifth double bedroom benefiting from a dual aspect, with four double power points, two ceiling spotlights, underfloor heating, double glazed window to the side elevation and feature floor-to-ceiling double glazed window to the front elevation.

SHOWER ROOM

5'7" x 5'5" (1.70m x 1.65m)

Having a modern Porcelanosa three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, part tiled walls, two ceiling spotlights, shaver point, extractor fan, herringbone LVT flooring and underfloor heating.

ATTACHED DOUBLE GARAGE

20'8" x 19'11" (6.30m x 6.07m)

Equipped with power and light. Housing the consumer unit and EV car charging point. Obscure UPVC double glazed access door to the side elevation and remote controlled electric up and over door.

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

Mains water and electricity are connected. The property has its own Kingspan Klargeter BioDisc drainage treatment plant. Underfloor heating to all floors via an air source heat pump.

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

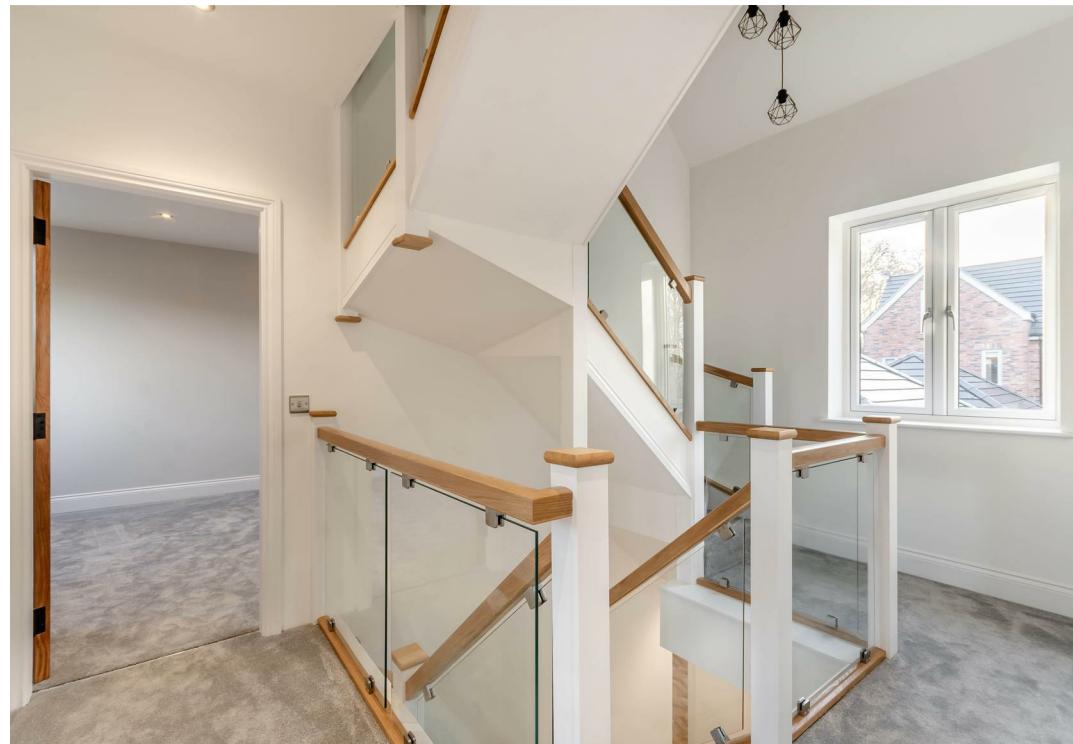
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





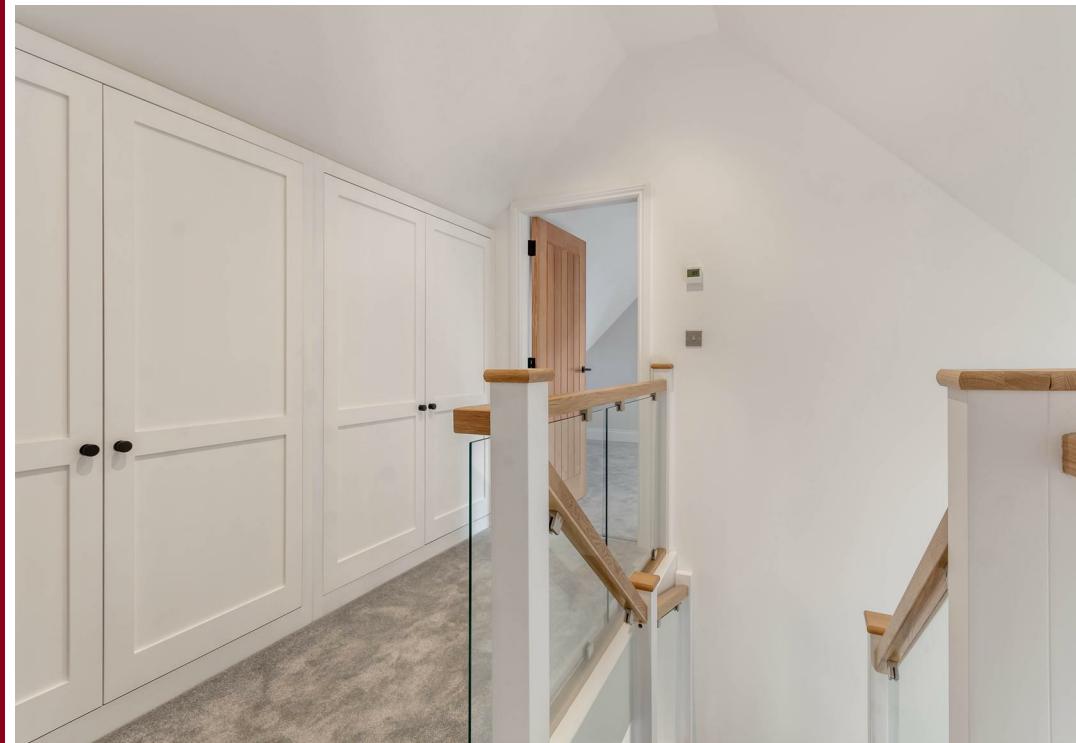
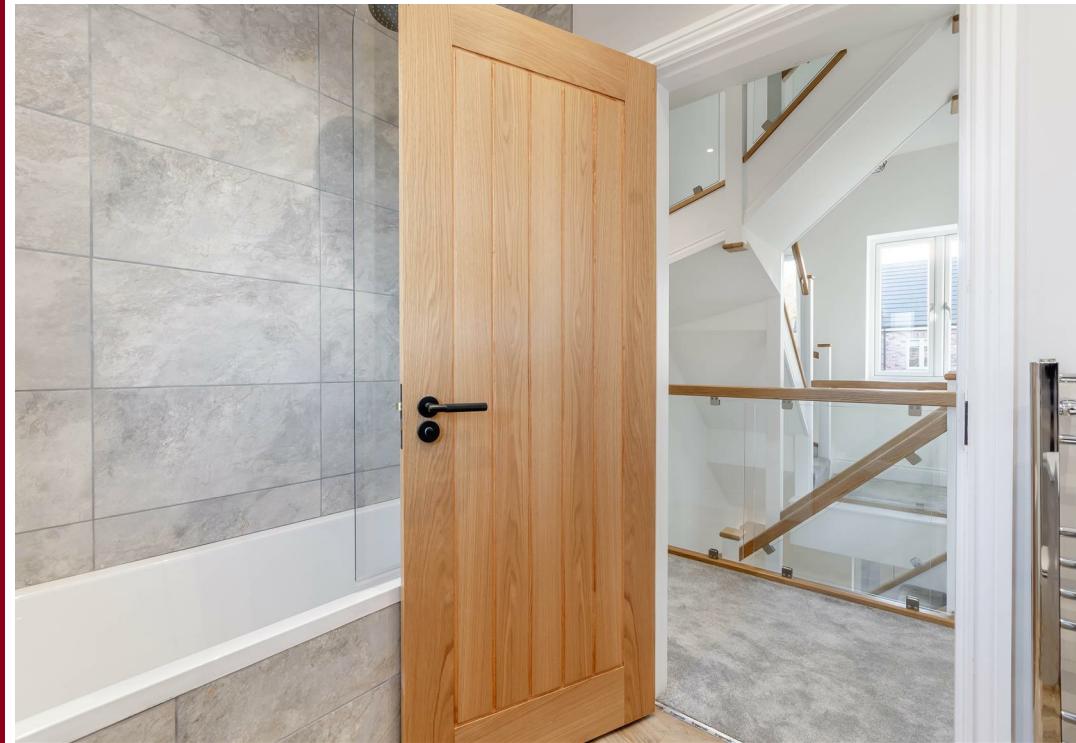




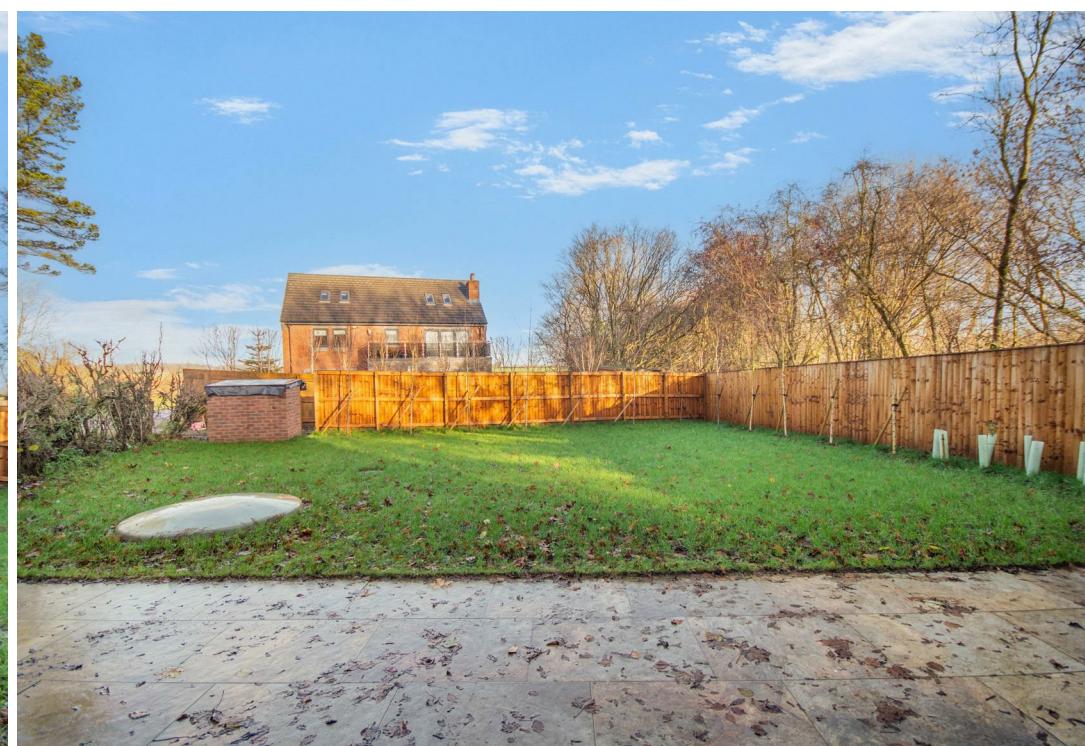
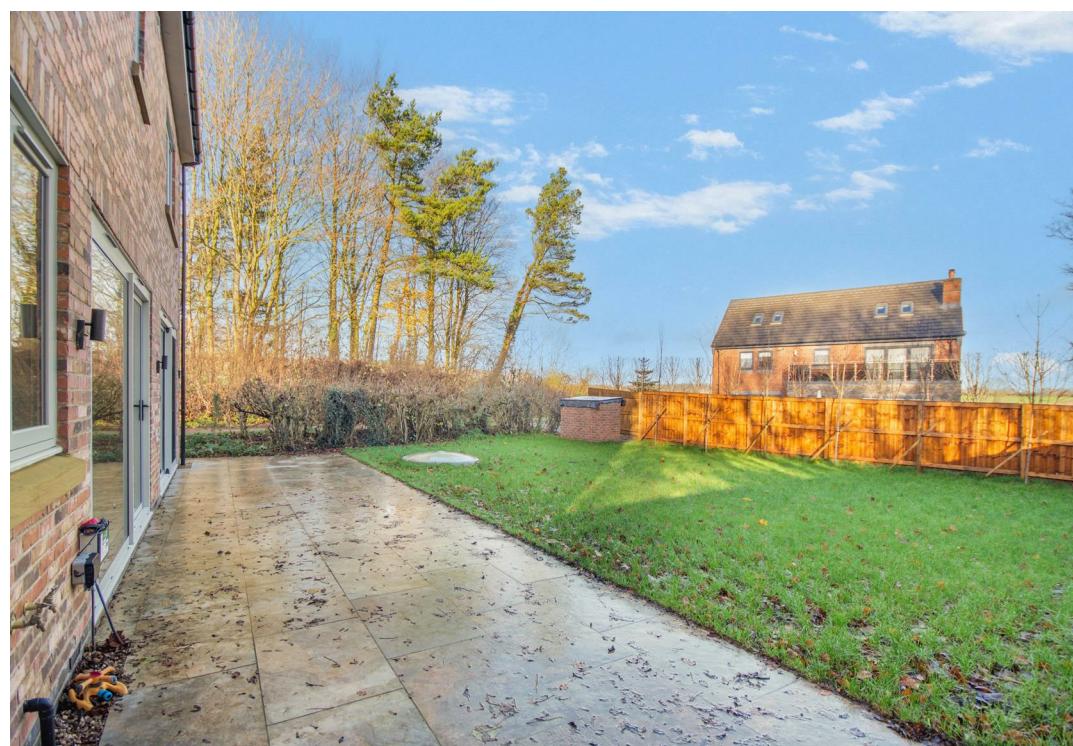


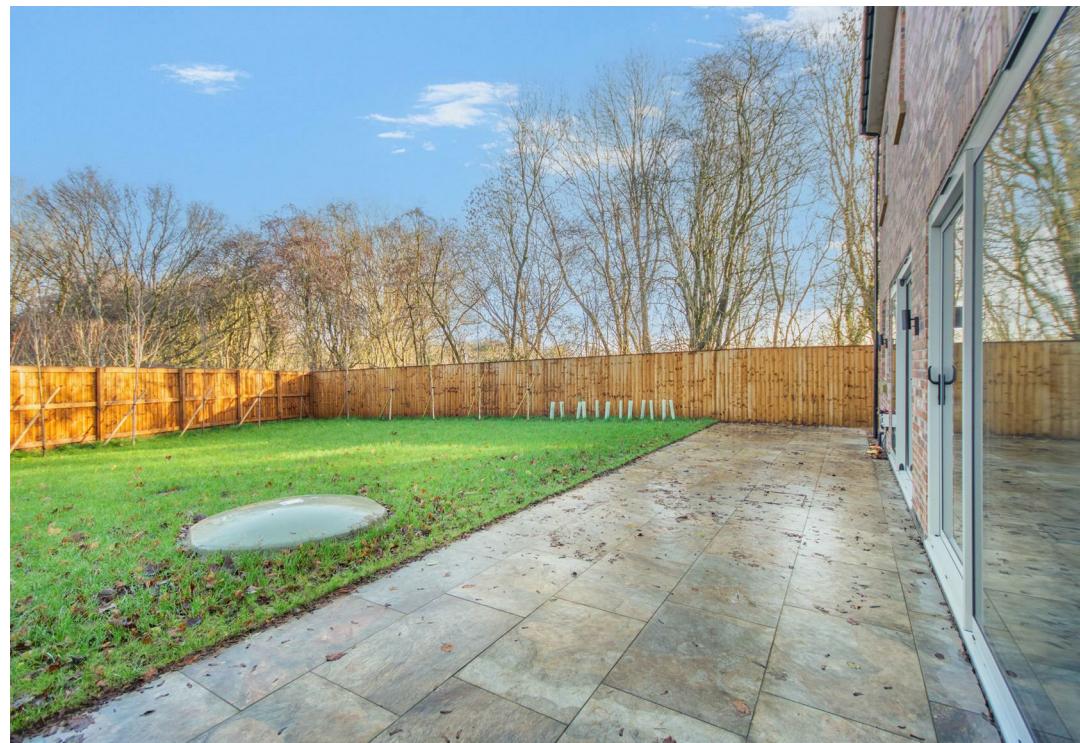














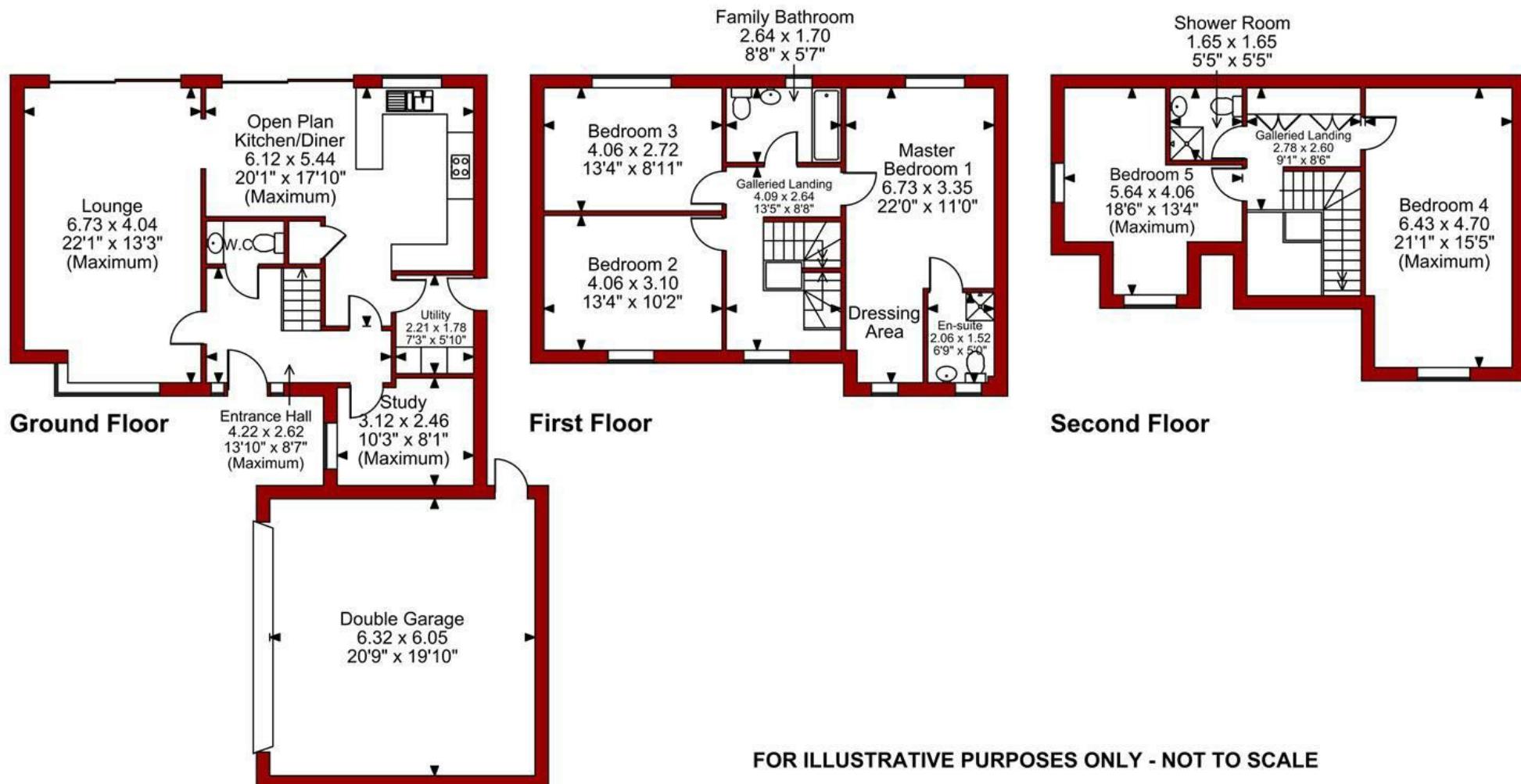
Plot 1 The Hideaway, Pear Tree Lane, Teversal Village

Approximate Gross Internal Area

Main House = 183 SQ M/1973 SQ FT

Double Garage = 38 SQ M/413 SQ FT

Total = 222 SQ M/2386 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		
(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		
(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 firms 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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