



**The Glass House, Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LF**

**No Chain £650,000**  
**Tel: 01623 626990**

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

- Contemporary Detached Eco-Home
- Over 3000 Sq Ft + Integral Double Garage
- 4 Porcelanosa Bath/Wet Rooms
- Utility Room & Separate Office
- Large South Facing Plot (0.44 Acres)
- Substantial Three Storey Accommodation
- 4/5 Double Bedrooms
- 47ft Open Plan Living/Dining Kitchen
- High Specification Build Completed in 2014
- Open Countryside Rear Views

An interesting opportunity has arisen to acquire a substantial 4/5 bedroom, 4 bath/wet room detached Eco-Home completed in 2014, occupying a large south facing plot extending to circa 0.44 of an acre in an exclusive location opposite Coxmoor Golf Club.

The Glass House was constructed with a great deal of thought and attention to detail and is extremely energy efficient with a B EPC rating and low energy costs. The property boasts a high specification build throughout which includes waterproof concrete ICF blocks, rendered with thin-coat through coloured render, concrete beam floors/ceilings, structural insulated panels smartroof (SIPS), clay tiles, Lindab aluminium guttering, solar thermal panels, PV electric panels, heat bank, water harvesting, mechanical ventilation with heat recovery (MVHR) and underfloor heating wet system to all floors with individual room thermostats.

Internally, the property features high end fixtures and fittings to include two solid oak staircases and solid oak door fronts to the kitchen cabinetry complemented by Brazilian quartz worktops with waterfall ends. All bath/wet rooms are beautifully appointed by Porcelanosa with porcelain tiling. In addition, there is LED lighting throughout, ample Cat 5 and TV connection panels, Silvelox Italian secure front entrance door, CCTV system and a mixture of triple glazed oak/aluminium windows and five sets of double glazed oak folding doors/French doors to the ground floor and lower ground floor. The office includes bespoke solid Walnut and lacquered furniture, L-shaped in configuration offering extensive storage facilities. There are solid oak/maple fitted storage cupboards to both bedrooms on the first floor and Zurfitz bespoke fitted bedroom furniture to both dressing rooms on the lower ground floor.

The property spans over three floors extending to just over 3000 sq ft (excluding the double garage). On the ground floor, there is an entrance hall open plan to a huge 47ft open plan living/dining kitchen with access on two sides to the wrap-around decked balcony. There is a utility, separate office, bedroom 5/gym and a Jack & Jill en suite wet room. The lower ground floor leads to a living room and two large double bedrooms, each having a dressing room with fitted furniture and an en suite wet room. The first floor galleried landing leads to a family bathroom/wet room and two further large double bedrooms, each with extensive fitted storage cupboards.

The Glass House stands in an enviable position with a south facing rear garden bordering to open countryside with impressive views. The property is set well back from Coxmoor Road behind a part walled rendered frontage which leads to a driveway providing ample off road

parking and an integral double garage with a remote controlled Hormann door. To the rear of the property, there is a 15m wrap-around Timbertech eDeck engineered decked balcony with glass balustrade and stainless steel handrail enjoying the best of the views. Steps to the side lead down to the main garden which continues with a large decked patio. Beyond here, there are extensive grassed areas and established trees.

Overall, this is a unique opportunity and viewing is highly recommended.

A GREEN OAK BEAM COVERED PORCH WITH RAMP LEADS TO A SILVELOX ITALIAN SECURE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

#### OPEN PLAN VAULTED ENTRANCE HALL

11'4" x 10'2" (3.45m x 3.10m)

An impressive entrance to the property with vaulted ceiling exposure rising up to the first floor galleried landing. Porcelain tiled floor, underfloor heating, three ceiling spotlights, solid oak staircases leading to the lower ground floor and first floors.

#### SEPARATE OFFICE

9'8" x 8'5" (2.96m x 2.59m)

Having custom joinery fitted solid walnut furniture and oak panelling comprising a large L-shaped desk and three rows of shelving above. In addition, there are extensive built-in drawers and pull out shelving drawers. Additional storage cupboard, porcelain tiled floor, underfloor heating, ceiling spotlights, ample Cat 5 connection points and window to the front elevation.

#### OPEN PLAN LIVING/DINING KITCHEN

47'8" x 14'2" (14.54m x 4.32m)

A wonderful open plan family living/dining kitchen space, having a range of wall cupboards, base units and drawers with solid oak door fronts and brushed stainless steel handles complemented by Brazilian quartz worktops. Strip LED mood lighting below the wall cupboards and base units. Inset ceramic sink with matching drainer and mixer tap. Two integrated electric ovens, six ring stainless gas hob and stainless steel chimney extractor hood above. There is a large peninsula island with an additional inset Belfast sink with mixer tap. There are freestanding stainless steel Fisher & Paykel appliances comprising a two drawer unit dishwasher and an American style fridge/freezer. Porcelain tiled floor, underfloor heating, under floor heating manifold hidden in custom oak cabinetry, underfloor heating central control unit, ample ceiling spotlights, French doors to the side elevation leading out onto the decked balcony and window to the rear elevation. The dining and lounge areas feature sunken ceiling LED lighting, a continuation of the porcelain tiled floor, ample Cat 5 connection points and double power points, 5.1 speaker wall connections and two sets of large glazed doors opening out onto the decked rear balcony.

#### UTILITY

9'8" x 9'7" (2.95m x 2.94m)

Having modern high gloss white cabinets comprising base units and drawers with Coco-Bolo

worktop above. Inset stainless steel Butler sink with spray mixer tap. Plumbing for a washing machine and space for a freezer. Worcester Bosch Greenstar system gas boiler. Porcelain tiled floor, underfloor heating, Porcelanosa tiling above the worktop, personal door through to the garage and window to the side elevation.

### **BEDROOM 5/GYM**

11'0" x 10'8" (3.36m x 3.26m)

With porcelain tiled floor, underfloor heating, Cat 5 and television sockets and window to the front elevation.

### **JACK & JILL EN SUITE WET ROOM**

10'10" x 5'6" max (3.32m x 1.68m max)

Accessed from the hallway or bedroom 5. Having a beautifully appointed wet room by Porcelanosa comprising a walk-in tiled shower area with Grohe shower. Wall hung low flush WC. Solid glass Kohler sink with mixer tap mounted on a custom silestone worktop and oak base. Heated/lighted motion mirror above. Porcelain tiled floor, underfloor heating, six ceiling spotlights, tiled walls, chrome heated towel rail, extractor fan and window to the front elevation with remote controlled opaque glass built-in 'blind'.

### **LOWER GROUND FLOOR**

#### **LIVING ROOM**

24'0" x 13'1" (7.32m x 4.00m)

A large reception space, with high-end wall papered feature wall, porcelain tiled floor, underfloor heating, four wall light points, ample Cat 5 connection points, television points and power points, 5.1 speaker wall connections, custom oak cabinetry housing the underfloor heating manifold large glazed doorsets leading out onto the decked rear patio.

#### **MASTER BEDROOM 1**

16'7" x 15'10" (5.06m x 4.85m)

The first of two large double bedrooms on the lower ground floor, with high-end wall papered feature wall, Porcelanosa plank tiled floor, underfloor heating, ample Cat 5 connection points, television points, double power points and 5.1 speaker wall connections. Large glazed doorsets leading out onto the decked patio.

#### **DRESSING ROOM**

7'11" x 5'0" (2.41m x 1.52m)

(Measurements exclude fitted wardrobes). Having an extensive range of high-end Zurfitz contemporary fitted wardrobes with double hanging rails, shelving, inset LED lighting and 'push' opening doors. There is a separate 'soft close' drawer unit with marble worktop and fitted open shelving and mirror unit above. Porcelanosa plank tiled floor, underfloor heating and six ceiling spotlights.

#### **EN SUITE WET ROOM**

7'10" x 7'0" (2.40m x 2.14m)

A beautifully appointed wet room by Porcelanosa comprising a walk-in tiled shower with

remote controlled wall mounted Grohe rainfall shower. Wall hung panel and resin wash hand basin with Hudson Reid mixer tap, tiled shelf above and large over mirror. Wall hung low flush WC with enclosed cistern. Porcelain tiled floor and walls throughout. Ceiling spotlights, chrome heated towel rail, underfloor heating and extractor fan.

### **BEDROOM 2**

16'7" x 16'5" (5.08m x 5.01m)

A second large double bedroom, with high-end wall papered feature wall, Porcelanosa plank tiled floor, underfloor heating, ample Cat 5 connection points, television points, double power points and 5.1 speaker wall connections. Large glazed doorsets leading out onto the decked patio.

### **DRESSING ROOM**

7'10" x 5'0" (2.39m x 1.52m)

Having bespoke high-end fitted furniture comprising extensive drawer units, fitted 'push' wardrobe with hanging rail and additional shelving. LED lighting and open rack effect storage space. Porcelanosa plank tiled floor, underfloor heating and three ceiling spotlights.

### **EN SUITE WET ROOM**

7'10" x 7'0" max (2.40m x 2.14m max)

A beautifully appointed wet room by Porcelanosa comprising a walk-in tiled shower with remote controlled wall mounted Grohe rainfall shower. Wall hung panel and resin wash hand basin with Hudson Reid mixer tap, tiled shelf above and large over mirror. Wall hung low flush WC with enclosed cistern. Porcelain tiled floor and walls throughout. Ceiling spotlights, chrome heated towel rail, underfloor heating and extractor fan.

### **FIRST FLOOR GALLERIED LANDING**

18'9" x 11'6" (5.72m x 3.51m)

With John Lewis wool carpet and Duralay King underfloor heating underlay, large remote controlled velux roof window and blind and three wall light points.

### **PLANT ROOM**

With John Lewis wool carpet and Duralay King underfloor heating underlay, solar thermal and PV controls, Heatbank and MVHR unit along with Cat5 cupboard, sockets and 300l Heatbank hot water cylinder.

### **BEDROOM 3**

17'4" x 14'10" (5.30m x 4.53m)

The largest of the two bedrooms occupying the first floor with vaulted high ceilings (11'10"), with John Lewis wool carpet and Duralay King underfloor heating underlay. Custom fitted maple/oak units on each side of the room with inset LED lighting in addition to open glazed units for ornaments and under-window seat with spotlights above. Velux window to the rear elevation and window to the front elevation. Underfloor heating, ample Cat 5 connection points, television points and power points.

## **BEDROOM 4**

17'4" x 12'11" (5.30m x 3.96m)

Another large double bedroom, with high vaulted ceiling (11'10") and John Lewis wool carpet and Duralay King underfloor heating underlay. Custom fitted maple/oak storage cabinets on both sides of the room with inset LED lighting in addition to open glazed units for ornaments and under-window seat with spotlights above. Underfloor heating, ample Cat 5 connection points, television points and power points, window to the front elevation and velux roof window to the rear elevation. Door giving access to the tanks above the bathroom in the 'loft' space.

## **FAMILY BATHROOM/WET ROOM**

11'9" x 10'2" (3.60m x 3.11m)

A beautifully appointed bathroom/wet room by Porcelanosa comprising a large bathtub with wall mounted Hudson Reid mixer tap. Separate double walk-in shower enclosure with Grohe rainfall shower. Wall hung wash hand basin with Hudson Reid mixer tap with recessed tiled shelving above. Wall hung low flush WC with enclosed cistern. Porcelanosa plank tiled floor, underfloor heating, chrome heated towel rail, porcelain tiled walls, eight ceiling spotlights and velux roof window to the rear elevation.

## **OUTSIDE**

The Glass House stands in an enviable position with a south facing rear garden bordering to open countryside with impressive views. The property is set well back from Coxmoor Road behind a part walled rendered frontage which leads to a driveway providing ample off road parking and an integral double garage with a remote controlled Hormann door. The front garden is laid to lawn with low brick walled boundaries with raised beds, slate chippings and trees. To the rear of the property, there is a 15m wrap-around decked balcony with glass balustrade and stainless steel handrail enjoying the best of the views. Steps to the side lead down to the main garden which continues with a large decked patio. Beyond here, there are extensive grassed areas and established trees.

## **INTEGRAL DOUBLE GARAGE**

20'3" x 18'4" (6.17m x 5.59m)

Grey porcelain tanked/tiled floor with remote controlled Hormann secure insulated up and over door. Grey painted walls and dual ring spotlights. Consumer unit, double power points, water supply, French doors giving access to the wrap-around decked balcony, personal door through to the utility room and large loft hatch with ladder attached leading up to a fully boarded loft space.

## **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 zero seven eight one seven two eight three five two one.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

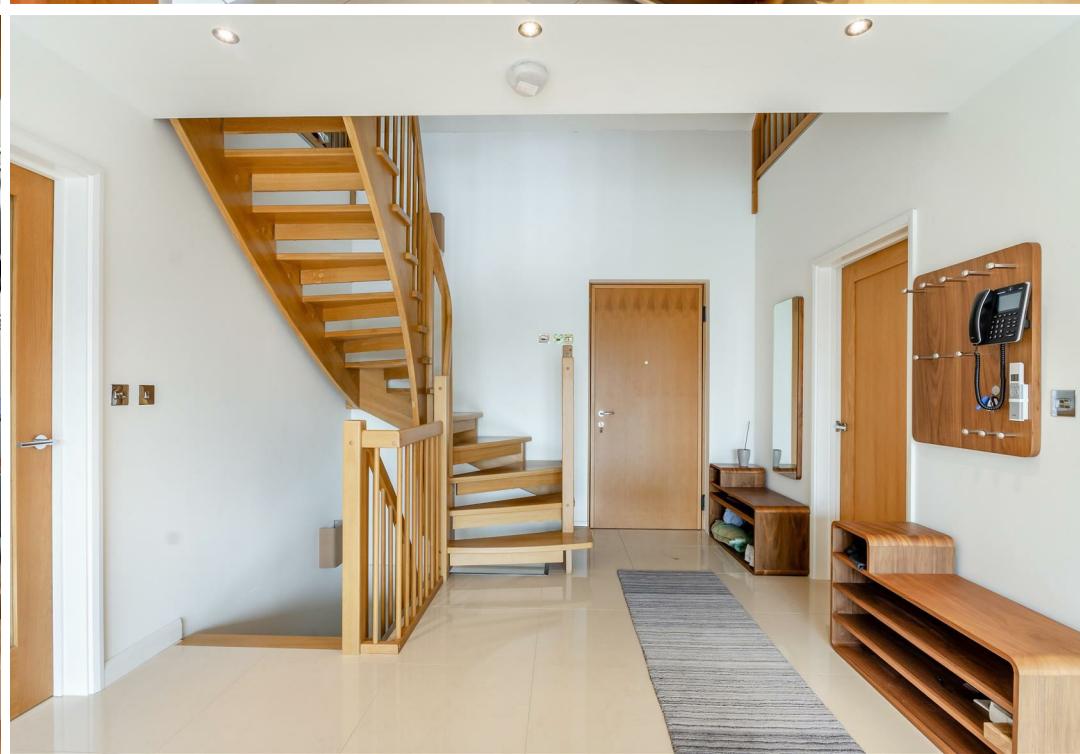
Mains water, electricity and gas are connected. Modern septic tank/drainage field and rainwater harvesting tank. Worcester-Bosh Greenstar gas fired boiler.

## **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.

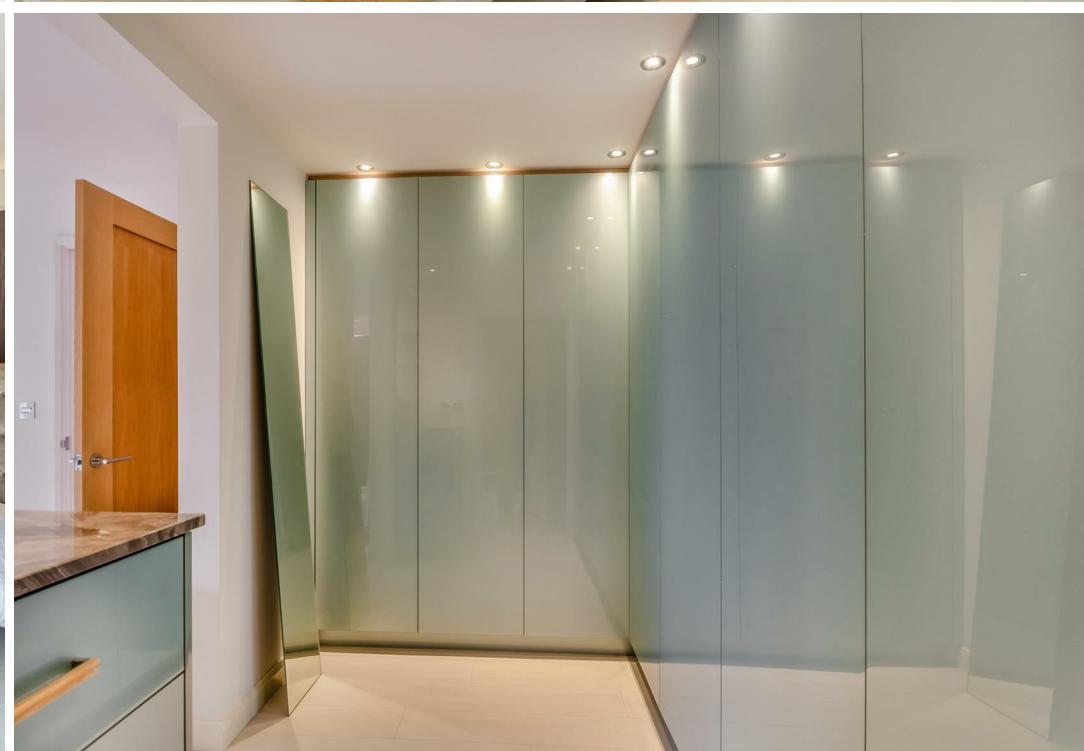


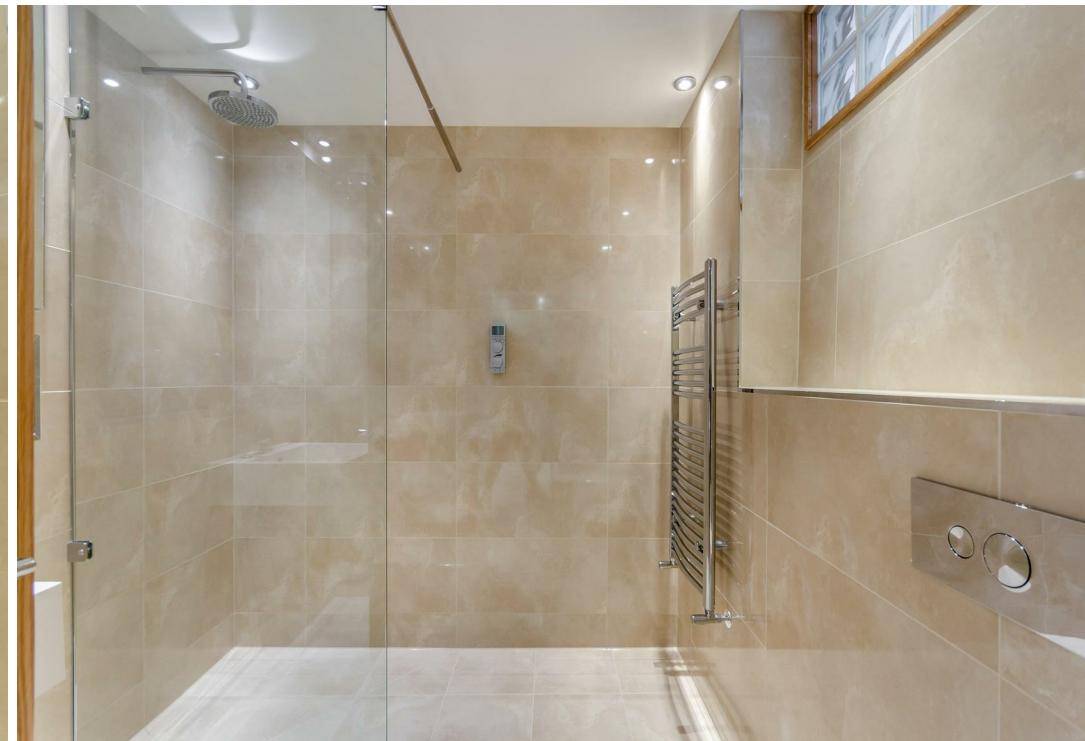








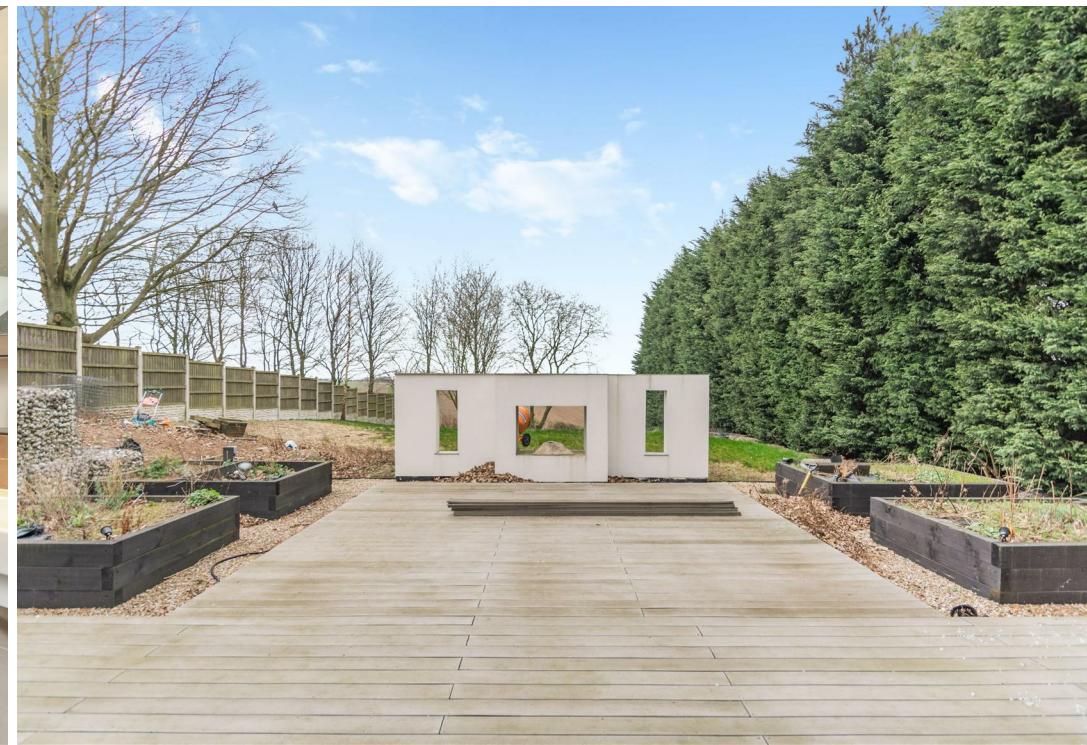






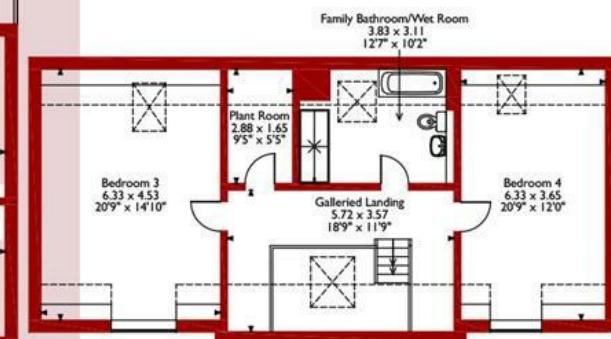
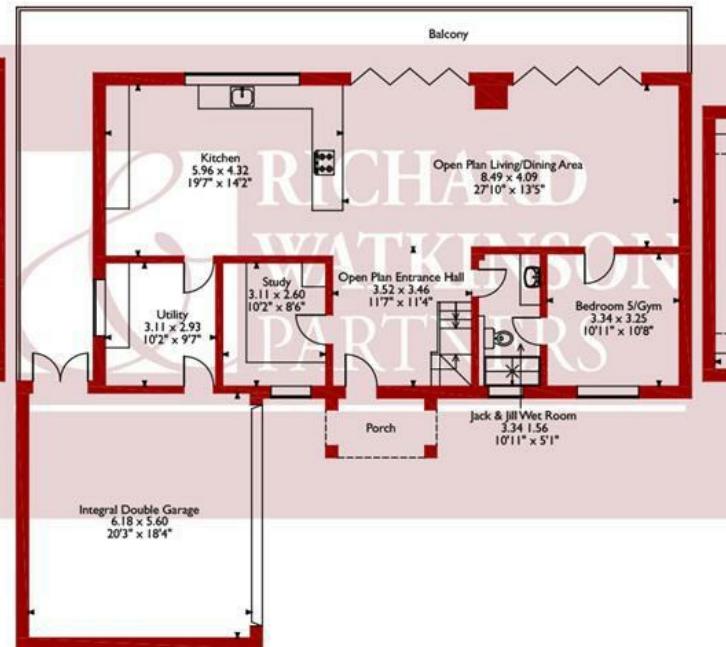
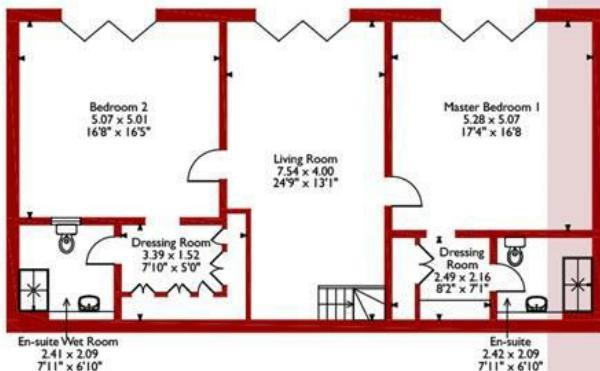








**Coxmoor Road, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House - 283 SQ M / 3046 SQ FT**  
**Integral Double Garage - 35 SQ M / 377 SQ FT**  
**Total - 318 SQ M / 3423 SQ FT**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	83
(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 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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