Robert Ellis

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Trentside
Gunthorpe, Nottingham NG14 7FB

BEAUTIFUL DETACHED FOUR/FIVE BEDROOM RIVERSIDE HOME WITH AMPLE SPACE AND RIVER VIEWS.

Asking Price £685,000 Freehold

DETACHED FAMILY HOME WITH RIVERSIDE VIEWS – FOUR/FIVE BEDROOMS, TWO RECEPTIONS & BALCONY

Robert Ellis are delighted to present this UNIQUE AND VERSATILE FOUR/FIVE BEDROOM DETACHED FAMILY HOME, beautifully positioned in the highly desirable riverside village of Gunthorpe, Nottinghamshire.

Set over TWO FLOORS, the ground floor features a welcoming porch, vaulted entrance hallway, THREE DOUBLE BEDROOMS (including one with EN-SUITE), a STYLISH FOUR-PIECE FAMILY BATHROOM FEATURING A JACUZZI BATH, a spacious LOUNGE/DINING ROOM, and a MODERN KITCHEN with breakfast bar and adjoining UTILITY ROOM.

Upstairs, the MASTER BEDROOM enjoys access to a CONTEMPORARY SHOWER ROOM and opens into a SECOND RECEPTION ROOM with PATIO DOORS leading to a BALCONY with STUNNING VIEWS across the River Trent.

Externally, the property offers a LARGE DRIVEWAY, FREESTANDING BRICK-BUILT DOUBLE GARAGE, and a LANDSCAPED FRONT AND REAR GARDENS. The property features 16 solar panels on the south-facing roof for energy efficiency.

Gunthorpe is a peaceful and well-connected village, popular with families and professionals alike. The scenic riverside location offers countryside walks, pubs and eateries, yet remains just a short drive from Nottingham, Newark, and Bingham. Excellent transport links include the A46 and A52, offering easy access to the M1, East Midlands Airport, and the surrounding region.

This is a rare opportunity to secure a spacious, beautifully presented home in one of Nottinghamshire's most attractive riverside settings.

Viewing is highly recommended.

Entrance Lobby
4'5 x 4'11 approx (1.35m x 1.50m approx)
With UPVC double glazed door to the front elevation and fixed double glazed side panel, tiling to the floor, ceiling light point, internal glazed door leading to the inner entrance hallway.

Inner Entrance Hallway
13'11 x 8'5 approx (4.24m x 2.57m approx)
With glazed door and window to the front elevation leading to the entrance lobby, vaulted double height entrance hallway with staircase leading to the first floor landing, wall mounted radiators, Velux roof light providing natural daylight into the spacious hallway, recessed spotlights to the ceiling, Kardean flooring, coving to the ceiling, cloaks cupboard providing useful additional coat and shoe storage with further shelving, panelled doors leading off to:

Lounge Diner

Living Room
16'8 x 17'05 approx (5.08m x 5.31m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, wall light points, feature fireplace incorporating stone hearth and surround with inset living flame gas fire, opening through to dining room.

Dining Room
12'2 x 10'9 approx (3.71m x 3.28m approx)
UPVC double glazed French doors to the rear elevation with double glazed panels either side, ceiling light point, coving to the ceiling, wall mounted radiator, door leading through to the fitted kitchen, opening through to living room.

Fitted Kitchen
11'11 x 11'10 approx (3.63m x 3.61m approx)
UPVC double glazed window to the rear elevation, a range of matching contemporary wall and base units with laminate worksurfaces above, integrated NEFF double oven with four ring stainless steel gas hob above and extractor hood over, integrated NEFF microwave, integrated dishwasher, peninsular island providing further storage cabinets and breakfast bar seating area, luxury vinyl tile flooring, wall mounted radiator, recessed spotlights to the ceiling, recessed spotlights to the ceiling, tiled splashbacks, ample storage space, panelled doors leading to dining room and utility room.

Utility Room
6'10 x 9'09 approx (2.08m x 2.97m approx)
With a range of matching modern base units incorporating laminate worksurface over, stainless steel sink with mixer tap above, UPVC double glazed door and window leading to the landscaped rear garden, wall mounted radiator, luxury vinyl tiled flooring, integrated washing machine, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property housed within matching storage cabinet, recessed spotlights to the ceiling, coving to the ceiling, tiled splashbacks, door providing access to the pantry providing further storage and shelving.

Bedroom One
12' x 11'10 approx (3.66m x 3.61m approx)
UPVC double glazed leaded bay window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, built in wardrobes providing ample storage space.

Bedroom Two
11'11 x 11'01 approx (3.63m x 3.38m approx)
UPVC double glazed leaded bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space.

Bedroom Three
13'08 x 10'11 approx (4.17m x 3.33m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, panelled door leading to the e3n-suite shower room.

En-Suite Shower Room
6'6 x 6'08 approx (1.98m x 2.03m approx)
Three piece suite comprising a walk-in shower enclosure with Mira electric shower above, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, recessed spotlights to the ceiling, tiling to the floor, tiled splashbacks, extractor fan, UPVC double glazed window to the side elevation.

Family Bathroom
11'09 x 6'11 approx (3.58m x 2.11m approx)
Modern four piece suite comprising low level flush WC, vanity wash hand basin with storage cupboards below, spacious walk-in shower featuring a rain water shower head above, double ended Jacuzzi bath with shower mixer attachment over, tiled splashbacks, luxury vinyl tile flooring, heated towel rail, UPVC double glazed window to the rear elevation, extractor unit, mirror with light and inset shaving point.

First Floor Landing
11'09 x 11' approx (3.58m x 3.35m approx)
Velux roof light to the front elevation creating a bright and spacious feel, recessed spotlights to the ceiling, panelled doors leading off to:

Bedroom Four (Master)
14'09 x 11'06 approx (4.50m x 3.51m approx)
With two Velux roof lights to the front elevation creating a bright and spacious bedroom, recessed spotlights to the ceiling, built-in wardrobes providing ample additional storage space, doors providing access to the eaves for further storage and maintenance, wall mounted radiator, panelled door leading to en-suite shower room.

En-Suite Shower Room
11'02 x 6'01 approx (3.40m x 1.85m approx)
Velux roof light to the rear elevation, modern three piece suite comprising walk-in shower enclosure with mains fed shower above, wall hung vanity wash hand basin with storage cupboards below, low level flush WC, tiled splashbacks, luxury vinyl tile flooring, recessed spotlights to the ceiling, extractor fan, heated towel rail, doors to the bedroom, jack and jill door leading to the landing.

Bedroom Five/Second Reception
20'8 x 14'03 approx (6.30m x 4.34m approx)
With Velux windows to the rear elevation, wall mounted double radiators, luxury vinyl tile flooring, recessed spotlights to the ceiling, access to the eaves for further storage, built-in wardrobes, double glazed patio door leading to the front balcony offering additional seating space with picturesque views over the river.

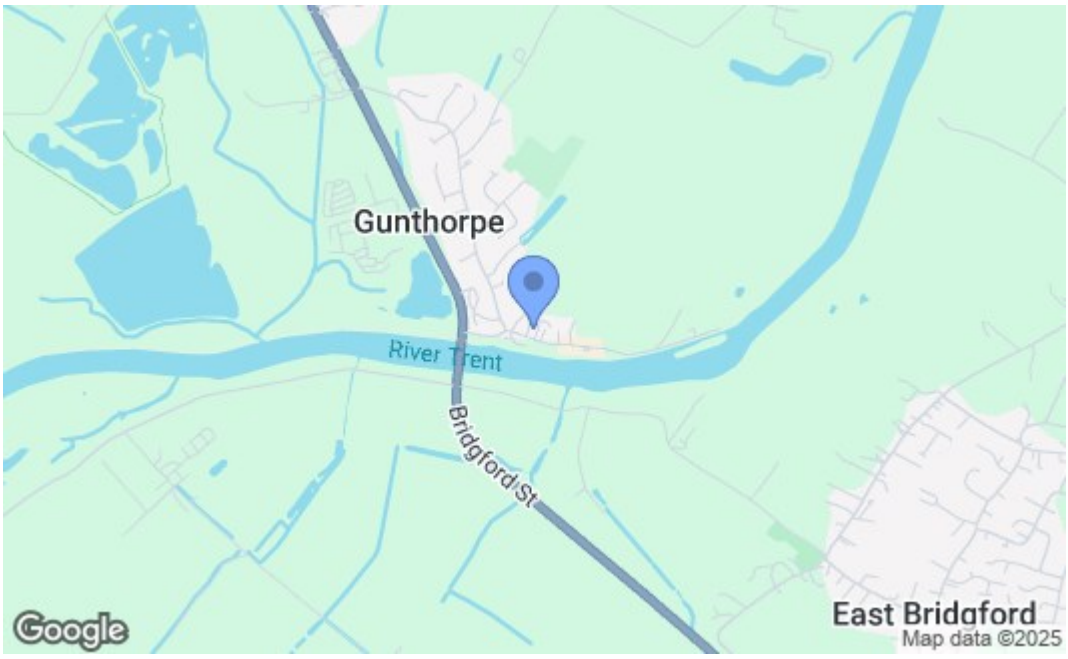
Outside
The property sits on a spacious plot with a large block paved driveway to the front and side elevation providing ample off the road vehicle hardstanding, space for multiple vehicles and space for a motorhome or caravan subject to the buyers needs and requirements.

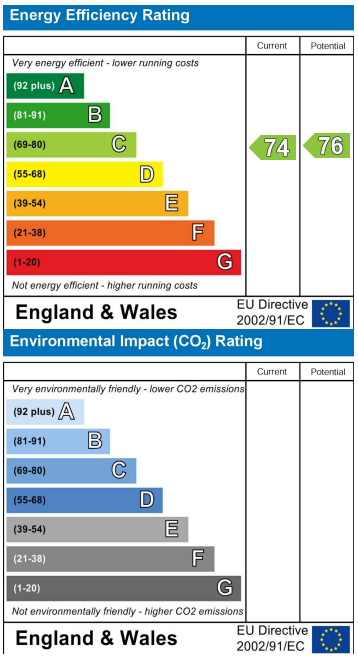
The garden benefits from having mature hedges and walls to the boundaries creating ideal screening, there is a further low maintenance gravelled garden to the front elevation with mature shrubs and trees planted to the boundaries.

Rear of Property
To the rear of the property there is an enclosed landscaped rear garden featuring paved patio areas, mature shrubs and trees planted to the borders, fencing to the boundaries, artificial lawn for ease of maintenance, low maintenance gravelled areas and pathways.

Freestanding Brick Built Double Garage
Electric roller shutter door to the front elevation, UPVC double glazed door and window to the side elevation providing further storage to the roof space, light and power.

Agents Notes: Additional Information
Council Tax Band: F
Local Authority: Newark and Sherwood
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 25 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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