



Smiths  
your property experts

# Charnwood Fields

Sutton Bonington

- Exceptional and spacious detached family house
- Peaceful cul-de-sac location close to the village centre
- Private driveway providing off-road parking for several vehicles
- Comprehensively renovated and modernised by the current sellers
- Open-plan kitchen, living and dining area with bi-fold doors
- Kitchen fitted in a shaker style with Quartz worktops
- Four bedrooms, two with dressing areas, and three bathrooms
- Landscaped rear gardens with a South East facing aspect



## General Description

Smiths Property Experts offer to the market this exceptional and spacious four-bedroom detached family home located in the sought-after Rushcliffe village of Sutton Bonington. The property has been modernised to an excellent standard internally and occupies an excellent large plot with a private driveway to the front and mature sunny gardens to the rear.

## The Location

This pretty and sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides a full host of amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station with direct links to London St Pancras.







## The Property

Internally, the current sellers have comprehensively renovated and modernised the property. Laid across two floors and extending to an impressive 1,766 square feet, expect to find spacious and modern interiors.

In brief, the accommodation comprises an enclosed porch, an entrance hall with stairs rising to the first floor, a WC, a home office, and a utility room. The centrepiece of the ground floor accommodation is a superb open-plan kitchen, living, and dining area, with dual fenestration and bi-fold doors providing direct garden access to the rear. The kitchen is fitted in a contemporary shaker style with light Quartz work surfaces, a range of quality integrated appliances, and a comprehensive number of low and high-level fitted cabinetry. There is also a useful pantry store. To the rear of the kitchen, opening through internal double doors, is the formal sitting room that also leads straight over the rear gardens.

Upstairs are no less than four bedrooms, serviced by a modern family bathroom. There are two en-suite shower rooms, one off the second bedroom and the other adjacent to a fully fitted dressing room and part of the lovely principal suite.

## The Outside

The property enjoys a peaceful cul-de-sac setting surrounded by family homes and just a short walk from the village centre and all its amenities. Set back from the road behind a private driveway with off-road parking for several vehicles, there is also a handy store (formerly a garage) to the right-hand side.

To the rear are landscaped gardens with a South East facing rear aspect. Planted borders flank central lawns, and a flagstone-laid terrace/patio is to the immediate rear of the property.







## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1766 sq.ft. (164.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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