



Netherton House Mansfield Road,
Doe Lea, S44 5PD

£725,000

W
WILKINS VARDY

£725,000

5 BED EDWARDIAN GEM - SUPERB 1.32 ACRE PLOT - SWIMMING POOL - COMMUTER FRIENDLY LOCATION

Tucked away off the main road, this superbly spacious and grand Edwardian detached residence offers an exceptional opportunity for family living. Boasting an array of period features, five generously sized bedrooms and four elegant reception rooms, this property is unrivalled when it comes to charm and space.

Set on an impressive plot of approximately 1.32 acres, the grounds provide ample outdoor space for recreation and enjoyment. Previously benefitting from planning consent for development of two further properties, the plot also offers some potential (subject to consents). The property features a swimming pool set within its own detached building, perfect for those warm summer days, as well as a garage and workshop block for convenient storage and parking.

The location is particularly advantageous, being in close proximity to junction 29 of the M1 motorway, which allows for easy access to surrounding areas and beyond. This makes it an ideal choice for commuters while still enjoying the tranquillity of a semi rural setting.

- STUNNING DETACHED EDWARDIAN RESIDENCE
 - FOUR IMPRESSIVE RECEPTION ROOMS
 - IMPRESSIVE MINSTRAL GALLERIED LANDING
 - PLENTY OF PARKING AND GARAGING
 - 1.32 ACRE PLOT WITH SCOPE FOR DEVELOPMENT (Subject to consents)
- SPACIOUS AND CHARACTERFUL ACCOMMODATION
 - FIVE GENEROUS DOUBLE BEDROOMS
 - SWIMMING POOL IN DETACHED POOL BLOCK
 - A RARE FIND - VIEWING RECOMMENDED
 - COMMUTER LOCATION CLOSE TO JUNCTION 29 OF M1 MOTORWAY

Previous Planning Consent

The planning history for this property includes an outline planning permission being granted by Bolsover District Council for two single storey dwellings in 2019 (19/00088/OUT). We believe this approval has now lapsed, but feel the property does offer some scope for further development, subject to approval by the Local Authority. You should be aware that if you are buying this property with the express intention of developing the plot, we are unable to guarantee that an approval will be granted again and therefore you should make your own enquiries prior to making an offer. A copy of the previous planning decision notice will be made available upon request.

General
Gas central heating
Majority of windows UPVC double glazed, some are single glazed
Gross internal floor area - 474.5 sq.m./5107 sq. ft. - (including swimming pool, workshop and garage)
Council Tax Band - G
Tenure - Freehold
Secondary school catchment area - The Bolsover School

On the Ground Floor

Entrance Porch
With an internal door opening into the ...

Main Entrance Hall
Having a spectacular open plan staircase rising up to the First Floor accommodation..
A door leads through into the ...

Living Room
17'11" x 13'11" (5.46m x 4.24m)
A spacious dual aspect room having a bay window with seating. This room also has a feature fireplace with ornate surround, marble inset and hearth, and an inset gas fire.

Lounge
16'4" x 13'11" (4.98m x 4.24m)
A second good sized dual aspect reception room with box bay window. This room also has a feature brick fireplace with display niches, the fireplace extending to the sides to provide TV standing.

Dining Room
14'10" x 13'10" (4.52m x 4.22m)
A good sized reception room with side facing window and having an open archway giving access into the kitchen.

Kitchen
13'11" x 13'10" (4.24m x 4.22m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric double oven and 4-ring gas hob with extractor over.
Tiled floor.
A side door leads into a ...

Study
13'10" x 9'8" (4.22m x 2.95m)
A dual aspect reception room having a door opening to a ...

Side Porch
With a door opening onto the side of the property.

Inner Hall
Having a door opening to steps which lead down into the cellar. A further door opens into a side porch.

Cellar
14'11" x 11'8" (4.55m x 3.56m)
A useful storage area.

Utility Room
11'6" x 9'11" (3.51m x 3.02m)
Fitted with base units along one wall with work surfaces over, and including a single drainer sink. Space and plumbing is provided for a washing machine.
This room also houses the boiler.
A door from here gives access into a ...

Shower Room
Fitted with a 4-piece suite comprising of a shower enclosure with waterproof boarding to the walls and having an electric shower, pedestal wash hand basin, low flush WC and bidet.
This room also has fitted wall and base units.

On The First Floor

Impressive MInstral Galleried Landing

Master Bedroom
17'11" x 13'11" (5.46m x 4.24m)
A spacious triple aspect double bedroom having with built in wardrobes and base units.

Bedroom Two
14'10" x 14'4" (4.52m x 4.37m)
A good sized double bedroom with side facing window. This room also has a feature fireplace and a wash hand basin.

Bedroom Three
14'4" x 13'11" (4.37m x 4.24m)
A good sized double bedroom with side facing window. This room also has a feature cast iron fireplace and a wash hand basin.

Bedroom Four
14'5" x 11'11" (4.39m x 3.63m)
A good sized front facing double bedroom.

Bedroom Five
11'8" x 9'11" (3.56m x 3.02m)
A front facing double bedroom.

Family Bathroom
Fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Separate WC
Fitted with a low flush WC.

Outside
The property sits on substantial grounds extending to approximately 1.32 acres in total, with a driveway to the front and side and mature gardens beyond.

Swimming Pool Complex
47'10" x 23'4" (14.58m x 7.11m)
A superb space with large swimming pool with sliding patio doors opening onto the rear garden. Two further sets of sliding patio doors give access into a conservatory and a side covered porch.

Brick/uPVC Double Glazed Conservatory
Having French doors opening onto the rear garden.

Side Porch
Having a door opening onto the side of the property.
There is a storage room, and dressing room with shower and WC.

Double Garage
21'2" x 16'4" (6.47 x 5.0)
A good sized double garage having light and power. Double doors give access into a workshop.

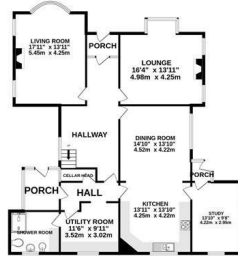
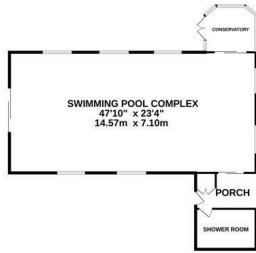
Workshop
21'2" x 15'1" (6.47 x 4.62)
Having light and power.



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TOTAL FLOOR AREA: 5107 sq.ft. (474.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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

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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

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We have been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in The Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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