



7 Manor Walk | Epperstone | Epperstone | NG14 6RP

£420,000

FENTON JONES

Key features

- Beautifully maintained mews style property in the original grounds of Epperstone Manor
- Contemporary open plan kitchen (fitted 3 years ago) / dining/ living layout
- Downstairs double bedroom/study and bathroom
- Upstairs 2 double bedrooms and a bathroom
- Garage and private parking with additional guest parking
- Lovely manageable south west facing rear garden
- Charming village of Epperstone that has a tearoom, bakery, local pub and a village hall with sport amenities.
- Excellent transport links to Nottingham and Newark and neighboring towns

Description

A beautifully maintained three-bedroom home offering light-filled rooms and modern comfort, set within a peaceful residential development in the old grounds of Epperstone Manor, a thoughtfully converted heritage site. With its charming garden frontage and far-reaching countryside views to the rear, this property combines modern convenience with character and is ready to move into and enjoy.

The property opens into a spacious hallway, complete with generous storage and a convenient ground-floor shower room. On this level, there is a versatile downstairs double bedroom ideal for guests, or a home office. At the heart of the home is a stylish open-plan kitchen, dining and living area that is bright and welcoming, perfect for both everyday living and entertaining. French doors open directly onto a sunny patio and lawned garden, creating a seamless indoor-outdoor flow. The kitchen is sleek and contemporary, with glossy white cabinetry, quartz worktops and a full suite of integrated Bosch appliances.

Upstairs, two further double bedrooms are beautifully presented, both benefitting from plenty of natural light and countryside views. The bedrooms share access to a spacious contemporary bathroom.

The rear garden is a true haven featuring a generous flagstone patio and beautifully established borders frame an immaculate lawn, while a pathway at the rear provides convenient access to the garage. Being set at the edge of the development, the garden enjoys views across open countryside to one side and a charming church spire to the other making it a wonderful tranquil space.

Epperstone is a charming village with a thriving community spirit. The village offers a church, pub, tearoom, village hall, tennis courts, a children's playground, excellent transport links. It is and just over 2 miles to Lowdham train station with direct links to Nottingham and Newark.



Frontage

This delightful home boasts a pretty frontage with a well-maintained lawn, vibrant flower borders and a charming covered porch over the front door. Access is via a lovingly cared-for garden pathway.

Entrance Hall 2.4m x 3.8 (max)

A spacious L-shaped entrance hall welcomes you in, featuring a window that fills the space with natural light. From here, you'll find double doors to a generous storage cupboard, stairs to the first floor and doors leading to the downstairs shower room, bedroom three/home office and the open-plan living area.

Total - open plan 5.6m x 3.3(max)

Kitchen 3.3m x 2.4m

The stylish kitchen is thoughtfully designed in a U-shape with white gloss cabinetry, quartz worktops, and wood-effect flooring. It features two front-facing windows, an inset 1.5 sink, integrated dishwasher, fridge and freezer, a washing machine and a Bosch double oven with a four-ring gas hob and contemporary black extractor hood.

New kitchen installed 3 years ago including new kitchen flooring.

Dining 2.8m x 2.7m

Positioned by a front-facing window, there's ample space for a lovely dining table, ideal for family meals or entertaining guests.

Sitting Room 6.1m x 3.3

Bright and welcoming, the living area enjoys views over the rear garden through a large window and double-glazed French doors that open out to the patio. A perfect space to relax and unwind.

Bed 3/ Study 3.8m x 3.3m (max)

A good-sized double room overlooking the rear garden, with a door to a large under-stairs storage cupboard. Ideal as a bedroom, guest room or home office.

Downstairs Shower room 2.1m x 1.7m

Conveniently located on the ground floor, this modern shower room includes a walk-in shower, toilet, and wash basin.

Landing 3.1m x 1.6m

a velux window features to the rear, spacious area with doors to bedrooms and bathroom.

Bed 1 3.2m x 5.6m

A spacious main bedroom with a dormer window to the rear and a front-facing Velux window with integrated blinds. It benefits from a large fitted wardrobe with sliding doors, access to eaves storage (housing the Ideal boiler), and stunning views over the rear garden and surrounding countryside.

Bathroom 3.9m x 2.1

The family bathroom includes tiled flooring and part-tiled walls, a walk in shower with rainfall feature as well as a seperate bath, wash basin, toilet, heated towel rail, Velux window, and loft access.







Bed 2 5.6m x 3.4m

This characterful room features a unique roofline window that opens wide like a fire hatch, offering panoramic countryside views. Also includes a Velux window with built-in blinds.

Landing 3.1m x 1.6m

The landing provides access to all first-floor rooms and benefits from a rear-facing Velux window.

Rear Garden

The rear garden has the largest plot on the development but it is still easy to maintain, with a lovely flagstone patio, and established borders framing a well kept lawn area. A pathway provides convenient access to the garage, and the garden has beautiful views of the countryside.

Garage 5.8m x 2.9m

A spacious garage with a high ceiling, part-glazed electric up-and-over door, offering excellent storage or workshop potential.

Additional information

Annual service charge of £494.84 covers external lighting, garden maintenance, and car park upkeep

New combi boiler fitted in December 2024

New fire and smoke alarms fitted in 2025 (10-year guarantee)

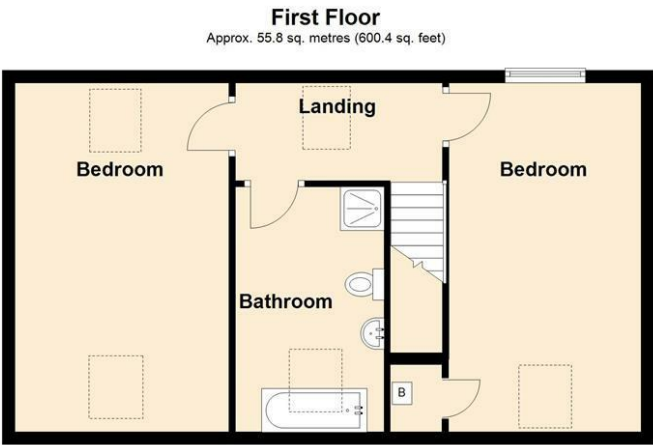
All mains services connected

Directions

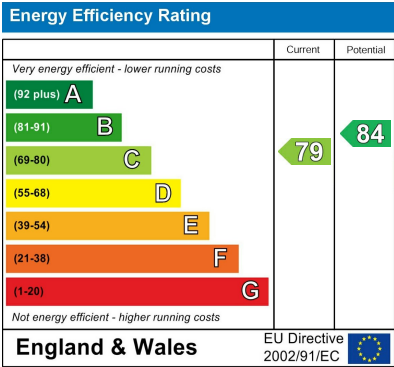
Park on Main Street, walk through the manor entrance drive way, bare left and then turn right through the pedestrian archway and walk to the end of the path, the property is the last house on the right hand side.

What3words:grape.prance.stupidly

Floor plans



7 Manor Walk, Epperstone



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