

NEWTONFALLOWELL



The Willows, Oak Tree Court, Tollerton, NG12 4HJ

Guide Price £700,000 - £725,000



THE WILLOWS, OAK TREE COURT, TOLLERTON, NG12 4HJ

DESCRIPTION

Set in a private, gated, award winning development, this family house is truly remarkable and has been constructed to a very high standard. The designers have focused on the flow through the house, ensuring that the family can enjoy socialising together and separately easily. The house itself is exceptionally well insulated and utilises materials designed to maximise the energy efficiency of the house. It incorporates underfloor heating throughout, in conjunction with an air source heat pump. In combination with the wood burning stove in the lounge and the local thermostatic controls in each main room and the solar panels, it is unsurprising that it achieves a 'B' rating for its energy performance certificate, in fact only missing out an 'A' by a few points. What this means to you in practical terms, is the win-win of having a dust-free, warm and cosy house 24/7 all year round with energy bills of less than £100 per month. For a house of this size, which has large open spaces and ceilings that are above the heights you would expect for a modern build, that is truly excellent. In summary, this is a beautiful family home that is designed to allow for the whole family to live and grow together, in an environment that is not only cosy, controlled and safe, but also highly energy and cost efficient.

THE FRONT OF THE HOUSE

The house is accessed from the private driveway that runs through the development from the gated entrance. There is a low wall with railings that defines the border with the road and a driveway for three cars before the garage doors. There is a patio area that leads to the brick built storm porch. The front of the house also has lighting, some of which is movement reactive. There are mature borders set before the railings and the house itself.

ENTRANCE HALLWAY

The entrance hallway sets the scene for the rest of the house with generous proportions and natural light entering through the feature window above the main stairs. There are two storage cupboards, including one for coats. Wooden flooring covers the area and doors lead through to

LIVING AREA & KITCHEN

The kitchen has a range of matching oak wall and floor units with a granite worktop over, the stainless sink and a half incorporates a waste disposal system. There is a double oven and an electronic hob with a feature extractor over, fridge freezer and dishwasher. The floor is tiled. The spacious living area has a highly efficient log burner, that is so cosy and warming on long winter evenings. The audio visual system has been designed and hard wired specifically for the space and alignment of the room. There are windows to the front and double doors to the rear.

DINING & SITTING ROOM

This flexible room has a dining area currently with a table that seats 10 comfortably and still has plenty of space for a two seat sofa, positioned before the glazed double doors looking out to the garden, which is designed as a relaxing reading area. The floor is wooden.



DOWNSTAIRS W/C

With a low flush W/C and a pedestal mounted hand basin. The floor is tiled and there is a window to the front.

UTILITY

The utility room houses the washing machine and dryer as you would expect. It has a stainless sink and a range of wall and floor units with a roll edged worktop over. It also houses the machinery that runs the energy saving heating and hot water system. There is a door leading to the garage and a window to the side. The floor is tiled.

FIRST FLOOR LANDING

The first floor carpeted landing is an extension of the entrance hallway as the picture window above the stairs runs almost the full height of the space. The landing itself is a gallery landing, which creates a wonderful sense of grandeur. The sensation of light and space is a key and exciting feature.

MASTER BEDROOM

The master bedroom is truly impressive and spacious. It features Hammonds double depth fitted wardrobes, which provide a vast amount of hanging capacity for clothes and a large en-suite. The LED lights are wired to give illumination to different parts of the room independently. There are glazed double doors at the end of the room leading to a balcony and a window to the front and side. There is a large airing/storage cupboard.

EN-SUITE TO MASTER

The en-suite contains a mains fed shower with a drench head and hand attachment set in a double cubicle, a low flush W/C, a hand basin set in a vanity unit, two bathroom cabinets and a heated towel rail. The floor is tiled and there is a window to the rear.

BEDROOM TWO & EN-SUITE

Bedroom two has fitted wardrobes a window to the side and a door leading to the en-suite. The en-suite has a mains fed shower set in a double cubicle with a drench head and hand attachment, a low flush W/C, hand basin set in a vanity unit and a heated towel rail. The en suite walls and floor are tiled and there is a window to the side.

BEDROOM THREE

This bedroom has fitted wardrobes and a window to the rear.

BEDROOM FOUR

This bedroom is currently set as an office with a window to the side.

FAMILY BATHROOM

The large family bathroom has a mains fed shower in a double cubicle with a drench head and hand attachment, a low flush W/C, a hand basin set in a vanity unit, a bath with a hand held shower attachment and a heated towel rail. The floor is tiled and there is a window to the front.

REAR GARDEN

From the lounge or dining room there is a patio area set before the main lawn. The garden is bordered by walls and fencing all round with a mature raised border to the rear. There is a shed on a concrete base and a log storage facility. There is access to the front from two sides through lockable gates. The design of this development has taken into account the gardens of each house and deliberately minimised any overlooking by neighbours. This creates a very private space designed to be enjoyed by the whole family and friends.







This floorplan is a guide to the layout of the property and should not be used as a measurement tool.
Plan produced using PlanUp.

GARAGE

The Garage is set as two twin spaces with independent electric up and over doors. The spaces connect at the back of the garage with a dividing wall to the front, giving more storage capacity. The garage has an electric car charging unit fitted. It has light, power and water. There is a door to the utility room and to the rear garden.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

N511 Ravensworth 01670 713330

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		