- Highly Energy Efficient Dwelling
- Modern Mid Town House, Two Bedrooms
- Heat Recovery System
- Stylish & Well Appointed

4 Granary Row, Hockerton, Nottinghamshire , NG25 0RF For sale or to rent £1091 pcm

"A" Rated Energy Efficient- Eco- Friendly Home. A Modern Mid Town House in a Delightful Rural Village Setting with Truly Lovely Open Rear Aspect. Spacious 21ft Living/Dining/Kitchen & Garden Room Beyond. 2 Designated Parking Spaces. 4 kW PV array.

Contact contact@hockertonhousingproject.org.uk or call 01636816902 for further details and to arrange a viewing.

Property Description

This excellent home provides an ideal home for a variety of occupants. Those seeking an open aspect and are interested in energy efficiency and ecology will undoubtedly be drawn to this house as will all those who seek a quality modern home with stylish fixtures and fittings. The view from the rear of the property is over your own private garden to the adjacent agricultural land beyond. The view is best taken in from the lovely ground floor garden room and first floor sun lounge & balcony.

The accommodation comprises as follows:- Ground floor: entrance hall, ground floor w.c, utility room, large living dining kitchen and garden room/lounge. First floor: To the first floor there are two bedrooms, a sun lounge and a shower room.
The accommodation has a mix of both double and triple glazing and a mechanical ventilation and heat recovery system.
There are 2 designated car parking spaces including an electric vehicle charging point in the Residents car park for this property.
There are 3 areas of amenity land for the use of residents.
The property has a Southerly Easterly aspect and has a 4kW PV array producing electricity which residents can take advantage of.
Residents will be eligible for a grant of £200 per year towards additional 'green' improvement to house and garden through the village wind turbine fund.

In addition to the lovely outside, the interior will not disappoint. It has stylish modern fixtures and fittings as well as a most impressive travertine floor finish to all but the stairs. The rooms are of good proportions and the property is deceptively spacious.

The property stands set back off the Southwell Road in Hockerton close to the "Hockerton Housing Project".
Hockerton is a small village located some 1.5 miles from

Southwell, 6.2 miles from Newark and approx. 13 miles from Mansfield. Children from the village attend the highly regarded primary and secondary schools in Southwell.

DETAILS

A Triple glazed entrance door protected by a canopy leads into:-

ENTRANCE HALL

7' 8" x 3' 9" (2.34m x 1.14m) With beautiful travertine floor finish and doors off to the following.

GROUND FLOOR WC

7' 9" x 3' 1" (2.36m x 0.94m) Close coupled WC, floating wash hand basin with a glass bowl, travertine floor and cloaks hooks

UTILITY

4' 6" x 4' 4" (1.37m x 1.32m) With base and eye level storage units, roll edge work surfaces, plumbing for automatic washing machine, consumer unit with individual circuit metering, MVHR unit and water meters.

KITCHEN/DINING/LIVING AREA

(overall 21'2 x 12'4) divided into

KITCHEN

Including oven, hob, extractor hood, sink and dishwasher.

The worktop incorporates a breakfast bar.

LIVING/DINING AREA

12' 4" x 12' 4" (3.76m x 3.76m) Again with a continuation of the lovely travertine floor finish, wall lighting point, TV aerial point, multiple socket outlets with triple glazed sliding doors leading to the garden room.

GARDEN ROOM

12' 4" x 6' 8" (3.76m x 2.03m) Once again having the delightful travertine floor, wall lighting points, multiple socket outlets and TV point. Double glazed sliding patio doors lead to the adjacent patio area, the lovely garden and the open field beyond.

FIRST FLOOR

Carpet covered stairs rise from the kitchen area to the first floor landing with access off to the following.

LANDING AREA

Door to built in storage cupboard, door to shower room

SHOWER ROOM
7' 2" x 4' 10" (2.18m x 1.47m)
Fitted with a contemporary three piece suite comprising walk in full width shower with glass screen, close coupled WC, ceramic bowl wash hand basin inset to surrounding vanity unit with worktop. Down lighters inset to ceiling, light over basin mirror and marble effect splash back adjacent to the wash hand basin. Towel Radiator.

BEDROOM 1
12' 4" x 10' 0" (3.76m x 3.05m)
A well-proportioned double bedroom with lovely open aspect through the adjacent sun room. Wall lighting points, TV point, multiple socket outlets and triple glazed sliding doors opening to the first floor sun room.

SUNROOM
12' 4" x 6' 9" (3.76m x 2.06m) Use as a sunroom, private lounge for the main bedroom, office or dressing room with particularly attractive view to the adjacent open farm/agricultural land and countryside beyond. Wall lighting points and multiple and multiple socket outlets. Double glazed doors open up to the balcony that has room for table and chairs.

BEDROOM 2
7' 8" x 12' 4" (2.34m x 3.76m) Triple glazed window to rear, tiled floor, telephone point, TV aerial point, multiple socket outlets and wardrobe.

OUTSIDE
The property has access from the ground floor garden room to the rear garden with patio area adjacent lawn surrounded by post and rail fencing with access on to the open land beyond. The occupant to the property also has the benefit of a pole built covered area used for clothes drying and occasional BBQs by all the residents of the Row.
There is a car park with two designated parking spaces including socket for electric vehicle charging.
Adjacent to the car park there is a large portal frame storage unit where residents are able to access additional secure storage/workshop area if required.
The residents also have access to two grassed areas of amenity land maintained by the Residents Association.
Access to the adjacent woodland walks is by arrangement with the landlord.

NB As part of the ongoing monitoring of the energy performance of the houses in the row, all meters both external and internal are read every 2 months so access is required for this purpose. The information gathered may be shared only with the permission of the residents of the house.