



**Red Roofs Top Street, Elston, Newark,
Nottinghamshire, NG23 5NP**

£610,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An individual detached four bedroomed chalet design family house, which is well positioned and set back within 0.324 acre of mature and secluded gardens in the Conservation Area of Elston village. The property offers in the region of 1600 sq. ft of very well presented living accommodation, with the benefit of uPVC double glazed windows and a gas fired central heating system.

The accommodation includes entrance hall, utility room, shower room, open plan dining kitchen, living room, family and dining room, office and moving to the first floor there is a spacious landing with built-in wardrobe, four family sized double bedrooms and a very well appointed family bathroom featuring a modern white suite, a freestanding bath and a separate walk-in double shower cubicle.

Outside there are well established and secluded gardens extending to the front, side and rear of the property, which enjoy views of the surrounding countryside, a spacious driveway and hardstanding has ample parking for up to five vehicles. There are a range of outbuildings, including garden sheds, store, workshop and a 28' x 16' garage workshop with power and light connected and a WC, this would be ideal for vehicle storage or a trade persons workshop. Viewing is highly recommended.

Elston village is conveniently situated within commuting distance of Newark, Bingham, Nottingham, Leicester and Lincoln. There are nearby access points to the A46 and A1 dual carriageway. Amenities in the village include a primary school rated good by Ofsted, The Chequers Inn which is a recently refurbished country pub and restaurant, and a small community run convenience store. Nearby Newark has excellent shopping facilities which include the M&S Foodhall, and Morrisons, Waitrose, Asda and Aldi supermarkets. Newark Northgate Railway Station has trains connecting to London King's Cross with a journey time of around 75 minutes. The beautiful surrounding countryside can be accessed by footpaths and country lanes, which also connects to the lovely surrounding villages ideal for those who enjoy outdoor pursuits such as walking or cycling.

The property is constructed with brick and part rendered elevations under a tiled roof covering. Central heating is gas fired and windows are uPVC double glazed. The living accommodation is arranged over two levels and can be more fully described as follows:

GROUND FLOOR

ENTRANCE HALL

15'3 x 6'5 (4.65m x 1.96m)

Composite double glazed front entrance door, uPVC double glazed side window, radiator. Solid Oak staircase to first floor.

OPEN PLAN DINING KITCHEN

20'1 x 10'6 (6.12m x 3.20m)



Two uPVC double glazed windows to the rear elevation with views of the countryside, uPVC bifold patio doors to the side which gives access to the driveway, radiator and ceramic tiled floor. A range of modern gloss finish kitchen units comprise, base cupboards and drawers, tall units and cupboards, granite working surfaces with stainless steel Belfast style sink with mixer tap and sprayer, space for an American fridge freezer. A set of Oak framed glazed centre opening doors lead to the living room.



LIVING ROOM

17'8 x 11'3 (5.38m x 3.43m)



This light and airy room has uPVC double glazed windows to the front and side elevations, coved ceiling, LED ceiling lights, radiator, brick fireplace with a wooden mantle shelf, open grate and a stone hearth, TV point.



LOBBY

7'1 x 3'3 (2.16m x 0.99m)

Engineered Oak floor, range of built-in floor to ceiling cupboards with six double cupboards and three single cupboards. The lobby connects to the office and family and dining room.

OFFICE

10'6 x 7'11 (3.20m x 2.41m)

UPVC double glazed window to the front, radiator, internal window.

FAMILY AND DINING ROOM

22'8 x 11'1 (6.91m x 3.38m)



UPVC double glazed windows to the front, side and rear elevations allowing this family dining room to be flooded with light. UPVC patio doors to the side elevation giving access to the garden, engineered Oak flooring, coved ceiling, attractive limestone fireplace and hearth housing a gas fire. TV point, two radiators, LED ceiling lights.



UTILITY ROOM

7'3 x 6'11 (2.21m x 2.11m)



Ceramic tiled floor, radiator, composite double glazed rear entrance door and uPVC double glazed rear facing window. Fitted units comprise base cupboards with working surfaces over, inset stainless steel sink and drainer, tiled splashbacks, eye level wall mounted cupboards including a cupboard housing the Alpha combination gas central heating boiler.

SHOWER ROOM

7'2 x 4'6 (2.18m x 1.37m)



UPVC double glazed window to the rear elevation, radiator, ceramic tiled floor covering.

FIRST FLOOR

LANDING

21' x 3'2 (6.40m x 0.97m)

Loft access and ladder. The loft is mostly boarded. Built-in double wardrobe with sliding doors.

BEDROOM ONE

14' x 10'7 (4.27m x 3.23m)

UPVC double glazed Dormer style window to the front elevation and uPVC double glazed window to the side elevation, radiator. Built-in triple wardrobe with hanging rail, shelving and chest of drawers.

BEDROOM TWO

13'10 x 10'3 (4.22m x 3.12m)



UPVC double glazed Dormer style window to the front, and uPVC double glazed window to the side, TV point, radiator. Fitted floor to ceiling Oak veneer storage shelving across one wall, built-in double wardrobe with sliding door, hanging rail and shelves plus eaves storage.

BEDROOM THREE

10'8 x 10'3 (3.25m x 3.12m)



UPVC double glazed window to the front elevation, radiator, LED downlights, two built-in double wardrobes and chest of drawers.

BEDROOM FOUR

10' x 7'11 (3.05m x 2.41m)



UPVC double glazed Dormer style window to the front elevation, radiator.

FAMILY BATHROOM

14'9 x 6'6 (4.50m x 1.98m)



Re-fitted in 2021 with a modern and stylish white suite comprising double ended freestanding bath with a wall mounted waterfall tap, feature wall with stone effect tiling, low suite WC, wash hand basin and mixer tap. Vanity counter with storage cupboard beneath, attractive stone effect tiling to splashbacks, LED downlights, extractor fan, two uPVC double glazed windows to the rear elevation with views of the surrounding countryside., two wall mounted heated chrome towel radiators. Walk-in double shower cubicle with low threshold tray, glass screen, grey stone effect wall tiling and Bristan shower controls, ceiling mounted rain shower, five built-in recessed shelves.



OUTSIDE

The property is well positioned within a mature plot of 0.324 acre or thereabouts, with gardens extending to the front, side and rear. A driveway providing ample off-road car parking and a range of outbuildings including garage workshop.

The property is approached by a gravel driveway with parking bay, leading to a large concrete hardstanding positioned on the west side of the house. In all, there is ample parking for up to five vehicles.

GARAGE WORKSHOP

28'6 x 16'2 (8.69m x 4.93m)



Built with rendered block elevations under a concrete tiled roof. Sliding main entrance door and personal door to side. Power and light connected with six double power points and four strip lights. Space for a tumble dryer, working surface with inset one and a half sink and drainer. WC with low suite WC. The garage workshop could be converted to an annexe/studio with appropriate planning.

TIMBER SHED

Adjoining the garage built on a concrete base with power and light connected with two compartments comprising:

STORE

8' x 12' (2.44m x 3.66m)

WORKSHOP

7' x 12' (2.13m x 3.66m)

GARDEN SHED

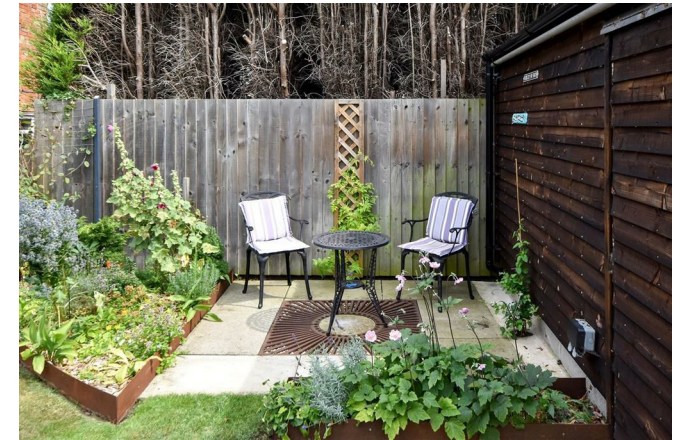
15' x 11'7 (4.57m x 3.53m)

Built on a concrete base with timber/metal clad elevations, power and light connected with four double power points and two strip lights.

THE GARDENS



There is a block built front boundary wall with wrought iron hand gate and wooden electrically operated field gate allowing access to the gravelled driveway and parking. There is a rendered wall along the west boundary, the deep front gardens are laid to lawn and well stocked with a variety of trees and shrubs, a Yew hedgerow and gateway allows access to the rear of the property where there is a pleasant enclosed and secluded garden which is laid to lawn with a large paved patio terrace extending along the rear of the house. There is a close boarded fence along the eastern boundary and a wooden post and rail fence and hedgerow to the rear boundary completing the enclosure.



AGENTS NOTE

The property is situated within the Elston Village Conservation Area.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a combination boiler and radiators with thermostatic radiator valves.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band D.

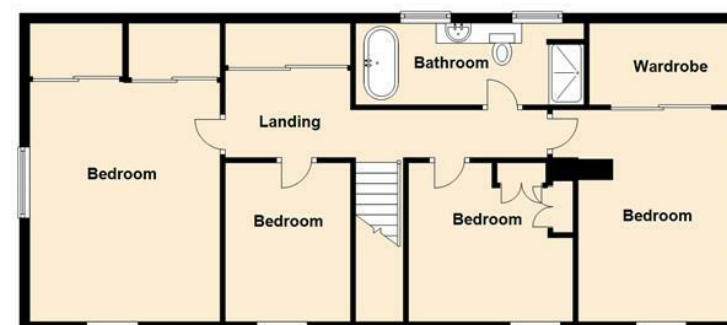
Ground Floor

Approx. 96.6 sq. metres (1039.8 sq. feet)

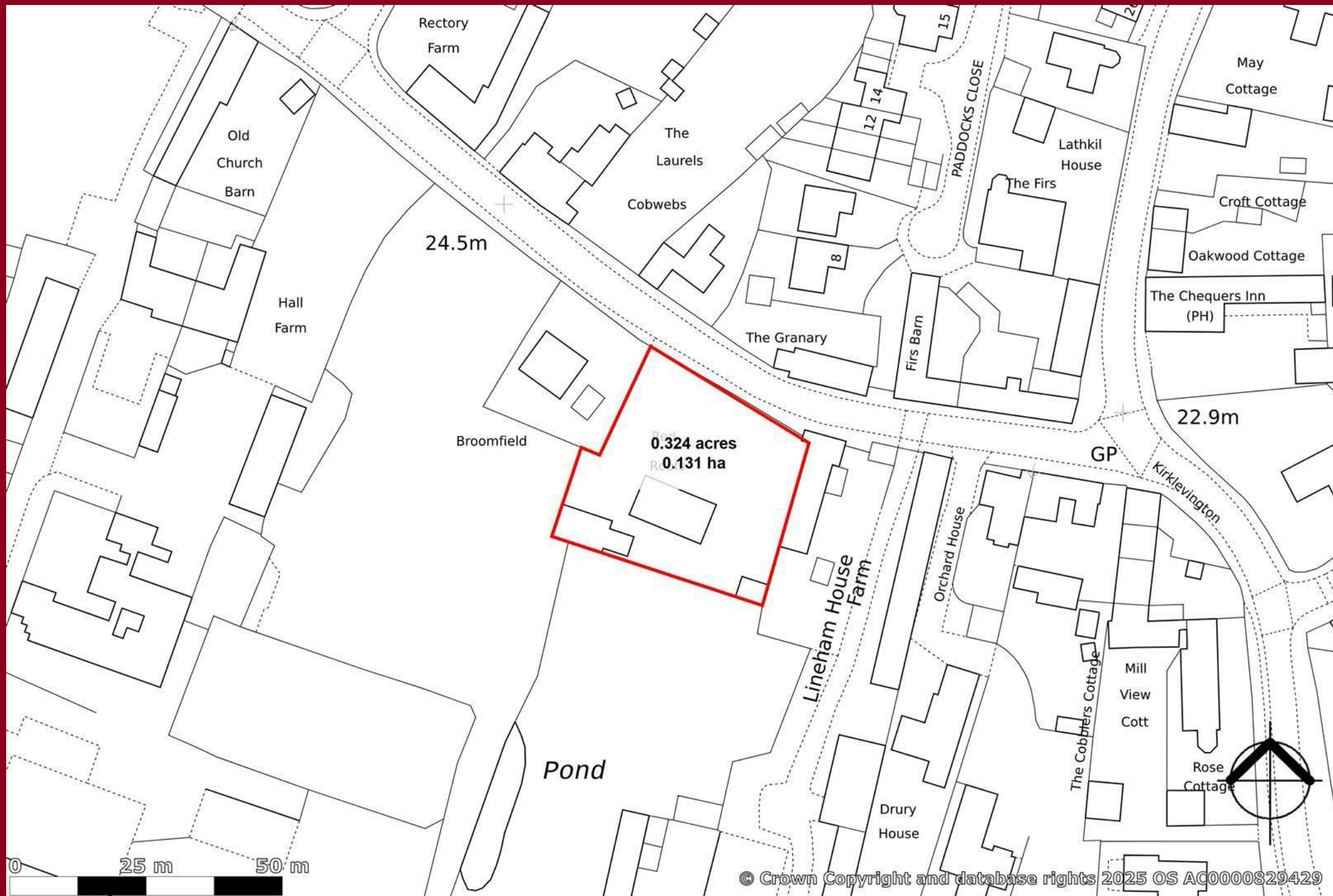


First Floor

Approx. 82.6 sq. metres (888.9 sq. feet)



Total area: approx. 178.6 sq. metres (1922.9 sq. feet)





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		
	72	79
England & Wales		EU Directive 2002/91/EC



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers