



2 Hatton Close, North Muskham, Newark,  
NG23 6EL

**£499,950**  
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A very well presented and modernised five bedroom detached family home which is well positioned on a spacious plot with established and secluded gardens, multiple car driveway and double garage. The property is located in North Muskham village which has a well regarded primary school and offers in the region of 1900 sq. ft of living accommodation which would be well suited for a growing family. The central heating system is oil fired and replacement uPVC double glazed windows were installed in 2022.

The well appointed living accommodation comprises entrance hall, WC, 18' lounge with walk in bay window and a fireplace housing a recently installed wood burning stove. Double doors connect to a spacious dining room with French doors leading to the rear garden. The study provides an ideal space for those who work from home and has a range of fitted furniture including desks, cupboards and shelving. The kitchen is fitted with a range of good quality oak fronted units with granite working surfaces and a range of appliances and there is a useful utility room with units providing additional storage.

Moving to the first floor the landing connects to five family sized double bedrooms. The principal bedroom has an en-suite shower room and there is a family bathroom. To the frontage the house is set well back behind a pleasant garden which is laid to lawn and planted with a variety of trees and shrubs providing screening. The level block paved driveway offers off road parking for several vehicles and connects to the integral double garage which offers additional vehicle parking. A block paved pathway continues along the frontage of the house leading to the front door and storm porch. There is an electric vehicle charging point and gateway leading to the rear garden. The spacious garden area is enclosed and laid to lawn with patio terraces, planters and borders.

This lovely family home has been modernised to a high standard and offers a quiet cul-de-sac location near the riverside in this sought after village. The property had a new alarm system installed in 2021, and has been serviced annually. Viewing is highly recommended.

North Muskham is an attractive village located 4 miles from Newark and close to access points for the A1 and A46 dual carriageways. Village amenities include the Muskham primary school which has a good Ofsted report, the Ferry riverside pub and restaurant and the excellent modern Muskham community centre which provides facilities for meetings, parties, sports activities, organised activities for clubs/groups and charity events. There are excellent shopping facilities at nearby Newark which include an M&S food hall. Additionally there are Asda, Waitrose, Morrisons and Aldi supermarkets. Fast trains are available from Newark Northgate railway station connecting to London King's Cross with journey times of approximately 75 minutes. Newark Castle station has trains connecting to Nottingham and Lincoln.

The property was built circa 1998 and is constructed with cavity brick elevations under a tiled roof covering, and offers in the region of 1927 sq. ft of net internal living accommodation, arranged over two levels which can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

15'1 x 5'9 (4.60m x 1.75m)

Composite front entrance door with double glazed leaded lights and uPVC double glazed front window. Radiator, Karndean floor covering, staircase to first floor.

### WC

6'5 x 4'9 (1.96m x 1.45m)

Low suite WC, wash hand basin, extractor fan, radiator.

### LOUNGE

18'4 x 16'4 (5.59m x 4.98m)



Walk in bay with uPVC double glazed window to the front elevation. Fireplace with split face slate, wooden mantle over and slate hearth housing a wood burning stove installed circa 2022. Two radiators, moulded ceiling cornice, television point and centre opening double doors opening to the dining room.



## DINING ROOM

12'4 x 11'3 (3.76m x 3.43m)



Wood effect Click flooring, moulded ceiling cornice, radiator and uPVC double glazed French doors connecting to the rear patio terrace and garden.

## STUDY

11'3 x 8'9 (3.43m x 2.67m)



UPVC double glazed window to the front elevation, radiator. Range of Hammond's of Nottingham fitted office furniture including base units with cupboards and shelving, desk top above providing two work stations. Additionally there are three high level cupboards

## KITCHEN

12' x 11'3 (3.66m x 3.43m)



Radiator, uPVC double glazed window to rear elevation. Ceramic Travertine style floor tiling. A range of Omega oak fronted kitchen units comprise base units with cupboards and drawers and granite working surfaces over, inset Franke stainless steel sink and drainer. Tiling to splashbacks, range of high level wall mounted cupboards. Integral appliances include two NEFF electric ovens, Bosch induction hob with NEFF extractor over and Bosch dishwasher. Granite breakfast bar with base cupboard and high level mounted cupboards over.



## UTILITY ROOM

10' x 6'4 (3.05m x 1.93m)



Composite double glazed rear entrance door, ceramic Travertine style floor tiling. Range of fitted pine units comprise base cupboards and drawers, working surfaces over with inset stainless steel sink and drainer. Tiling to splashbacks. High level wall mounted cupboards, radiator, plumbing for automatic washing machine, space for dryer and space for a fridge freezer.

## FIRST FLOOR

### LANDING

Radiator, loft access hatch. The loft space is boarded.



### BEDROOM ONE

14'6 x 13'6 (4.42m x 4.11m)



Two uPVC double glazed windows to the front elevation allow natural light to flood this spacious principal bedroom. There are two fitted wardrobes and a radiator.

### EN-SUITE

6'1 x 5'5 (1.85m x 1.65m)

Refitted in 2017. White suite comprising low suite WC, wash hand basin with a chrome monobock mixer tap. Glass mosaic tiling to splashbacks, counter top and range of vanity cupboards below. Radiator, gloss finish ceramic tile flooring. Tiled shower cubicle with shower over and a glass screen door. Built in store cupboard.

### BEDROOM TWO

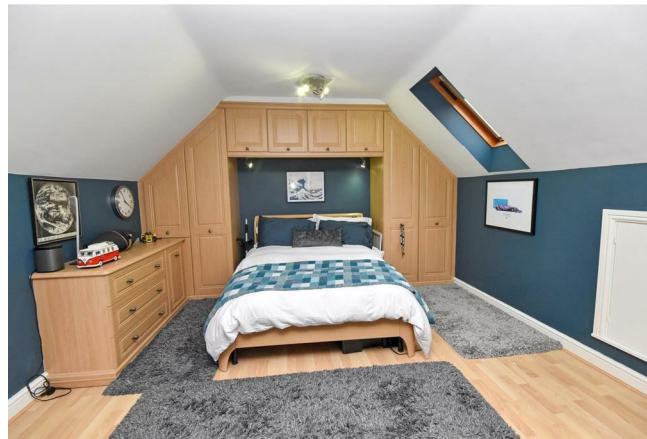
12'3 x 12'10 (3.73m x 3.91m)



Two fitted wardrobes. UPVC double glazed window to rear elevation with outlook onto fields. Radiator.

### BEDROOM THREE

17'11 x 12' (5.46m x 3.66m)



Vaulted ceiling with two roof lights and useful eaves storage cupboards extending to the full length of the room on two sides. Range of fitted Hammond's of Nottingham bedroom furniture including double wardrobe, single wardrobe, high level cupboards over the double bed space and a chest of drawers. Laminate floor covering, radiator.

### BEDROOM FOUR

12'3 x 9'11 (3.73m x 3.02m)



Radiator and uPVC double glazed window to the front elevation. Wardrobe.

### BEDROOM FIVE

12'1 x 7' (3.68m x 2.13m)



Radiator, uPVC double glazed window to the rear elevation giving outlook of the rear garden and field.

### FAMILY BATHROOM

8'9 x 8'2 (2.67m x 2.49m)  
(narrowing to 5'6)





UPVC double glazed window to the rear elevation. Built in airing cupboard with hot water cylinder, ceramic floor tiling and fully tiled walls. A white bathroom site comprises a corner spa bath, pedestal wash hand basin and corner low suite WC. There is a corner shower enclosure with glass screen and door, tiling to the walls, rain shower over. Designer heater chrome towel radiator, extractor fan, LED downlights.

## OUTSIDE



Hatton Close is a private unadopted road and cul-de-sac. The property is well positioned and set back on this spacious plot. To the frontage there are gardens laid to

lawn with trees and shrubs screening the front boundary. A block paved driveway offers parking for up to 6 vehicles. There is an electric vehicle charging point.

A block paved pathway continues to the front entrance door and storm porch area. A further area of land laid to lawn with hedgerow frontage to Mackley's Lane, on the south side of the property, is also included.

## INTEGRAL DOUBLE GARAGE

23'9 x 18' (7.24m x 5.49m)

Two up and over doors, personal door giving access to the rear garden. Rear work area with shelving and sink unit, power and light connected. Worcester oil fired central heating boiler.



The pleasant rear garden enjoys a good degree of privacy, laid to lawn with two paved patio terraces, beech hedge along the rear boundary, raised planters, borders and trees. Oil storage tank, greenhouse



## TENURE

The property is freehold.

## SERVICES

Mains water, electricity, and drainage are all connected to the property. There is no mains gas available in North Muskhams village. The central heating system is oil fired with the Worcester oil boiler located in the double garage.

## AGENTS NOTE

Hatton Close is a private unadopted road and cul-de-sac with a block paved roadway access from Mackley's Lane.

### **VIEWING**

Strictly by appointment with the selling agents.

### **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.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band F.

### Ground Floor

Approx. 82.0 sq. metres (882.6 sq. feet)



### First Floor

Approx. 100.6 sq. metres (1082.8 sq. feet)



Total area: approx. 182.6 sq. metres (1965.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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