

JOHNSONS & PARTNERS

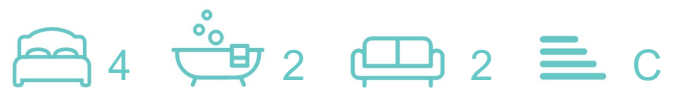
Estate and Letting Agency



HOLLOWS END THE HOLLOWS, THURGARTON

NOTTINGHAM, NG14 7GS

£675,000



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Beautiful Location | Four Bedrooms | Detached Character Property | Stunning South Facing Gardens | Breakfast Kitchen & Utility Room | Large Driveway and Garage | Beautiful Living and Dining Rooms |

Tucked away in the charming village of Thurgarton, and exuding a unique blend of character and modern flair, Hollows End at The Hollows stands as a testament to sophisticated living. This stunning 4-bedroom house invites families to establish their roots within its enchanting 0.29-acre plot.

Upon entering, one is greeted by a welcoming entrance hall that sets the stage for a home designed with elegance and comfort in mind. The modern dining kitchen, complemented by a handy utility room and a separate boot room, offers a delightful space for family meals and culinary adventures.

The split-level living and dining room, adorned with doors opening out to the breathtaking gardens, provides a seamless blend of indoor and outdoor enjoyment – perfect for entertaining guests or indulging in peaceful solitude. The spacious ground floor boasts a double bedroom, adding flexibility to the living arrangements, whilst the fourth bedroom, also located on the ground floor, is ideal for use as a home office.

A modern ground floor wet room enhances the functional appeal of this residence. The ascent to the first floor reveals two additional bedrooms and a 4-piece bathroom suite, ensuring ample space and privacy for all family members.

Externally, the south-facing private gardens, driveway, and single garage augment the allure of this property, promising serenity and convenience. Positioned in an extremely desirable village location, Hollows End is not just a house but a haven for families seeking an idyllic lifestyle.

Viewings are highly advised to fully appreciate the unique charm and luxurious offerings of this exquisite property. Embrace the opportunity to make Hollows End your family's new sanctuary.

Entrance Hallway

Living Room

15'11" x 11'9" (4.87 x 3.59)

Dining Room

15'6" x 7'4" (4.74 x 2.24)

Breakfast Kitchen

15'9" x 10'5" (4.82 x 3.20)

Boiler Room/Boot Room

7'10" x 2'9" (2.4 x 0.86)

Utility Room

7'10" x 4'3" (2.4 x 1.31)

Shower Room

Bedroom One

14'9" x 12'8" (4.51 x 3.88)

Bedroom Four/Study/Snug

6'5" x 12'2" (1.97 x 3.73)

First Floor Landing

Bedroom Two

11'9" x 9'4" (3.59 x 2.85)

Bedroom Three

11'10" x 9'10" (3.61 x 3)

Bathroom

10'2" x 11'1" (3.11 x 3.38)

Garage

16'6" x 9'9" (5.05 x 2.99)

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Newark and Sherwood Council – Tax Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

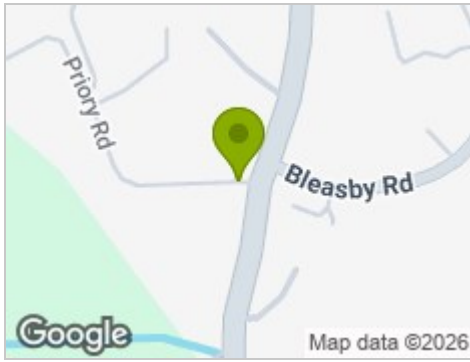
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



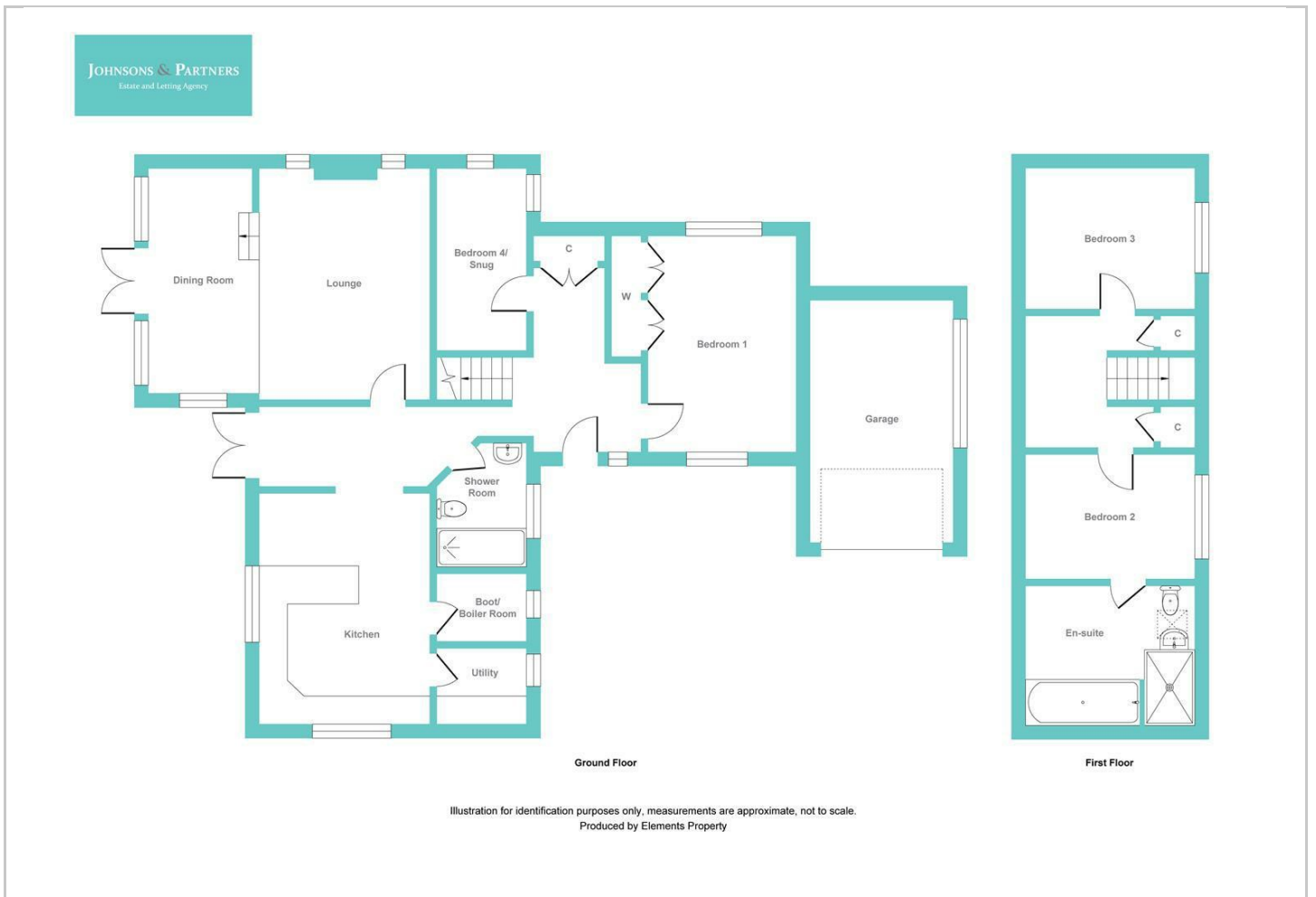
Hybrid Map



Terrain Map



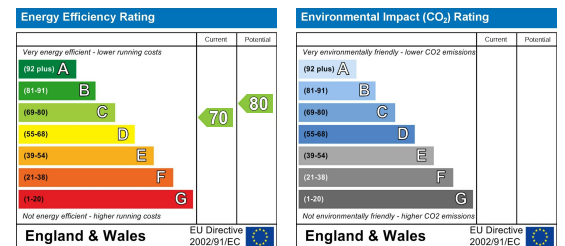
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.