Robert Ellis

look no further...

Church Lane,
Thrumpton, Nottingham
NG11 0AW

£565,000 Freehold

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An immaculately presented and extended five bedroom detached house with a double garage.

Situated in this sought after and well established rural residential location, however still readily accessible for a range of local shops and amenities including; parks, transport links and the M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the internal accommodation comprises; entrance hall, study/bedroom five, spacious open plan kitchen/living diner, separate lounge, utility and WC to ground floor with a light and airy landing, master bedroom with En-suite a further three good sized bedrooms and family bathroom to the first floor.

To the front of the property you will find a generous concrete driveway with ample car standing, a range of stocked beds and borders, mature plants and shrubs and gated side access leading to the generous rear garden which includes a composite decking ideal for entertaining with lawn beyond, a range of mature trees and shrubs, stocked bed and borders useful storage shed, summer house, fence boundaries and views overlooking the fields to rear.

Having been renovated, upgraded and reconfigured throughout by the current vendors this incredible family home is offered to the market with the benefit of a range of modern fixtures and fittings throughout, open plan living and ready to move in conditions. Early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
A composite front door with flanking UPVC double glazed window, a large built in storage cupboard, UPVC double glazed window to the front, radiator, spot lights to ceiling, stairs leading to the first floor, Karndean flooring and doors leading into the open plan kitchen/Diner and study/Bedroom Five.

Study/Bedroom Five
12'4" x 8'4" (3.76m x 2.56m)
A carpeted room with UPVC double glazed window to front, radiator, spot lights to ceiling, built in cupboards and shelving.

Living Kitchen/Diner
32'3" reducing to 9'1" x 21'1" reducing to 16'1" (9.83m reducing to 2.78m x 6.45m reducing to 4.92m)
With Karndean flooring throughout, two radiators, log burner, UPVC double glazed window to the side, two UPVC double glazed windows to the rear, lantern window and Velux window, UPVC double glazed bi-fold doors to the rear, an arrange of modern wall, base and draw units , granite work surfaces, integrated double electric NEFF oven, integrated induction hob with extractor fan over and mirrored splash back., integrated fridge/freezer, kitchen island with Oak work surfaces, 1½ bowl sink and drainer and mixer tap, integrated dish washer, breakfast bar and integrated wine fridge.

Lounge
16'1" x 10'8" (4.92m x 3.27m)
A carpeted room with UPVC double glazed window to the front, useful under stair storage cupboard , radiator and spot lights to ceiling.

Utility Room
7'9" x 5'10" (2.38m x 1.79m)
With a range of wall and base units, sink with drainer and mixer tap, plumbing for a washing machine, laminate flooring, radiator and airing cupboard housing the hot water cylinder and UPVC double glazed door to side.

WC
With a low level WC, wall mounted wash hand basin, tiled splashback, laminate flooring, heated towel rail and UPVC double glazed window to the side.

First Floor Landing
UPVC window double glazed window to the rear, loft hatch, radiator and doors leading into the bathroom and four bedrooms.

Bedroom One
12'9" x 10'8" (3.9m x 3.27)
A carpeted double bedroom with UPVC double glazed window to the front and side, radiator, walk in wardrobe and door leading into the En-suite

En-Suite
12'1" x 4'7" (3.7m x 1.4m)
Incorporating a three piece suite comprising; walk in double shower, two wash hand basin inset to vanity units, low level WC, complementary tiling to walls and floor, wall mounted heated towel rail, spot lights to ceiling, extractor fan and electric shaver point.

Bedroom Two
11'10" x 11'2" (3.63m x 3.41m)
A carpeted bedroom with built in wardrobes, UPVC double glazed window to front and radiator.

Bedroom Three
15'7" x 7'9" (4.76m x 2.37m)
A carpeted double bedroom, radiator and triple aspect UPVC double glazed windows to the rear and both sides.

Bedroom Four
9'5" x 7'7" (2.89m x 2.33m)
A carpeted bedroom with UPVC double glazed window to the rear, loft hatch and radiator.

Bathroom
10'11" x 5'5" (3.34m x 1.66m)
Incorporating a four piece suite comprising; tiled bath, walk in shower, wash hand basin inset to vanity unit, low level WC, complementary tiling to walls and floor, electric shower point, wall mounted heated towel rail, UPVC double glazed window to rear, spot lights to ceiling and extractor fan.

Double Garage
17'11" x 17'4" (5.47m x 5.3m)
With an electric up and over garage door to the front and UPVC double glazed door with flanking window to the side.

Outside
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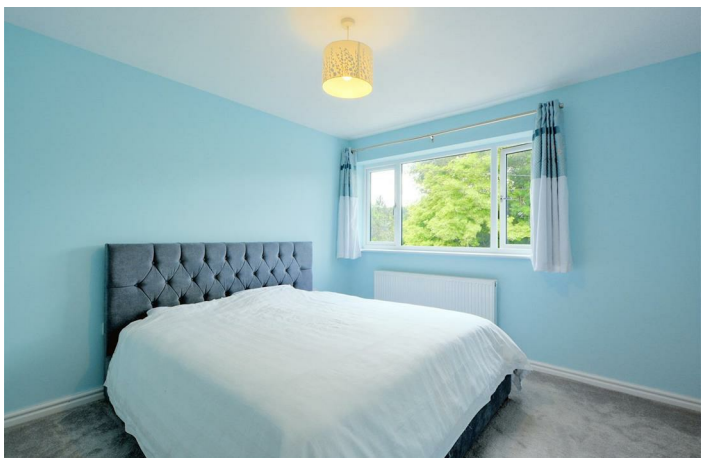
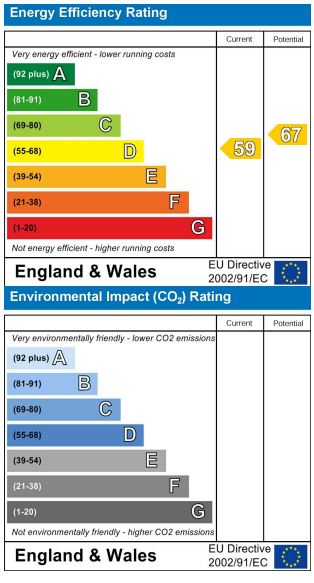
Council Tax Band
Rushcliffe Borough Council Band F





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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