



# Willow Tree House, North Road, Weston, Newark

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OLIVER REILLY







# Willow Tree House, North Road, Weston, Newark

Offers in excess of £495,000

- INDIVIDUAL STAND-ALONE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- GF W.C & UTILITY ROOM
- TWO EN-SUITE & FOUR-PIECE MASTER EN-SUITE
- PRIVATE 0.18 OF AN ACRE WRAP-AROUND PLOT
- PRIVATE NON-ESTATE LOCATION
- THREE RECEPTION ROOMS
- SUPERB 31FT LIVING/DINING KITCHEN
- INTEGRAL DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'

WELCOME TO THE WONDERFULLY WELCOMING WILLOW TREE HOUSE...  
 A fine ample of a picture-perfect stand-alone detached residence. Captivated by its superb NON-ESTATE 0.18 of an acre plot. Located in an alluring semi-rural position, close to excellent main road links and amenities in nearby villages. This bespoke contemporary home is in a CLASS OF ITS OWN. Promoting an excellent internal design. Hosting BRIGHT & AIRY internal accomodation. Spanning in excess of 2,500 square/ft. The superb free-flowing layout comprises Inviting reception porch, study, a large inner entrance hall, ground floor W.C, a large TRIPLE-ASPECT lounge, FABULOUS 31FT OPEN-PLAN LIVING/DINING KITCHEN, with granite work surfaces. A separate utility room and sitting room. All accessed via complementary oak internal doors. The galleried-style first floor landing hosts a FOUR-PIECE family bathroom and FOUR DOUBLE BEDROOMS. The glorious master bedroom provides EXTENSIVE FITTED WARDROBES and open-access through to a FOUR-PIECE en-suite bathroom. The second (dual-aspect) bedroom is enhanced via a JACK & JILL en-suite shower room. Shared with bedroom four. Externally, the captivating private setting is welcomed via an attractive wall enclosed frontage, leading onto a SUBSTANTIAL DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING. Sufficient for a wide array of vehicles. Including a caravan/ motorhome. There is access into an INTERGAL DOUBLE GARAGE. Providing two electric garage doors, power and lighting. There is exciting scope for these to be utilised into additional living accomodation, with sufficient space for an additional garage to be constructed. Subject to relevant approvals. The rear garden is immensely private and of low-maintenance. With various secluded seating areas to enjoy. Further benefits of this MARVELLOUS MODERN-DAY BEAUTY include uPVC double glazing and oil fired heating. The ground floor benefits from zoned under-floor heating! Set to impress upon internal viewing. This could be THE ONE FOR YOU!



**RECEPTION PORCH:** 6'2 x 5'6 (1.88m x 1.68m)  
 Of brick and timber construction, with a sloped glass roof. Accessed via a painted double glazed hardwood external door. Providing oak engineered flooring, exposed brickwork, a ceiling light fitting. Access into the inner entrance hall and study.

**STUDY:** 9'5 x 6'4 (2.87m x 1.93m)  
 Accessed via an oak internal door. A useful multi-purpose reception room. Providing oak laminate flooring with under-floor heating, a wall mounted control panel and recessed ceiling spotlights.

**ENTRANCE HALL:** 11'7 x 7'0 (3.53m x 2.13m)  
 A welcoming reception hall. Providing oak engineered flooring with under-floor heating and wall mounted control panel. Carpeted stairs with an open-spindle balustrade and low-level storage cupboard, rising to the first floor. Alarm control panel, recessed ceiling spotlights, smoke alarm. Access into the lounge, dining kitchen and ground floor W.C.

**GROUND FLOOR WC:** 5'8 x 2'8 (1.73m x 0.81m)  
 Accessed via an oak internal door. With tiled flooring, a low-level W.C and a corner fitted wash hand basin with chrome mixer tap and partial wall tiled splash backs. Ceiling light fitting an extractor fan.

**TRIPLE ASPECT LOUNGE:** 20'6 x 12'3 (6.25m x 3.73m)  
 Accessed via an oak internal door. A GENEROUS TRIPLE-ASPECT reception room. Providing wood-effect vinyl flooring with under-floor heating and wall mounted control panel. Two ceiling light fittings, two wall light fittings, TV/ telephone connectivity points, a central brick fireplace with a raised hearth and oak mantle. Two uPVC double glazed sash tilt/slide windows to the front elevation and two uPVC double glazed sash tilt/slide windows to the left side elevation. uPVC double glazed French doors with side-by-side uPVC double glazed sash tilt/slide windows to the rear elevation. Open out into the garden.

**OPEN-PLAN DINING KITCHEN:** 31'5 x 12'3 (9.58m x 3.73m)  
 A SUPERBLY SPACIOUS FAMILY-SIZED SPACE. Accessed via an oak internal door. Providing wood-effect vinyl flooring with under-floor heating and wall mounted control panel. The extensive shaker-style fitted kitchen hosts a wide range of wall and base units with granite work surfaces over and up-stands. Larder cupboard. Inset 1.5 bowl composite sink with mixer tap and drainer. Integrated medium height 'BOSCH' electric double oven. Integrated dishwasher and provision for a free-standing American-style fridge freezer. A large breakfast island hosts under counter base/ drawer units, with granite work surfaces and an integrated five ring induction hob, with a ceiling mounted stainless steel extractor hood above. Recessed ceiling spotlights, smoke alarm, high-level TV point and two uPVC double glazed sash tilt/slide windows to the side elevation. The dining area hosts sufficient space for a large dining table, with uPVC double glazed sash tilt/slide windows to the side and rear elevations. A uPVC double glazed side external door gives access into the garden. Access into the sitting room and utility room. Max measurements provided.

**UTILITY ROOM:** 12'3 x 6'4 (3.73m x 1.93m)  
 Accessed via an oak internal door. With wood-effect vinyl flooring. Continuation of the shaker-style wall and base units with laminate roll-top work surfaces over and mosaic-style wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Under counter plumbing/ provision for a washing machine and tumble dryer. Ceiling light fitting, extractor fan and an obscure hardwood side external, door, gives access to the front and rear garden, via a paved pathway.

**SITTING ROOM:** 11'7 x 9'10 (3.53m x 3.00m)  
 Accessed via an oak French doors with glass painted side-panels, in the kitchen. Providing oak engineered flooring with under-floor heating and wall mounted thermostat, a ceiling light fitting, and two uPVC double glazed sash tilt/slide windows to the rear elevation.







#### FIRST FLOOR LANDING:

13'0 x 10'10 (3.96m x 3.30m)  
A well-appointed galleried-style space. Providing carpeted flooring, an open-spindle balustrade, with ceiling light fitting over the staircase. A smoke alarm, loft hatch access point, double panel radiator, fitted storage cupboard and a uPVC double glazed sash tilt/slide windows to the front elevation. Access into the family bathroom and all four DOUBLE bedrooms.

#### MASTER BEDROOM:

17'9 x 15'6 (5.41m x 4.72m)  
Accessed via an oak internal door. A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, two double panel radiators, telephone point, extensive fitted wardrobes and three Velux roof lights with integrated blinds. uPVC double glazed sash tilt/slide window to the side elevation. Open-access into the en-suite. Max measurements provided.

#### EN-SUITE BATHROOM:

11'6 x 8'6 (3.51m x 2.59m)  
Of a generous proportion. Providing tiled flooring. A tile-panelled bath with chrome mixer tap and medium height wall tiled splash backs. A double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A low-level W.C and pedestal wash hand basin with chrome mixer tap. Two chrome heated towel rails, recessed ceiling spotlights, extractor fan, Velux roof light with integrated blind to the side elevation and an obscure uPVC double glazed sash tilt/slide window to the front elevation.

#### DUAL-ASPECT BEDROOM TWO:

15'8 x 12'3 (4.78m x 3.73m)  
Accessed via an oak internal door. A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, two double panel radiator, a ceiling light fitting, two uPVC double glazed sash tilt/slide windows to the front elevation and one uPVC double glazed sash tilt/slide window to the left side elevation. Access into the Jack & Jill en-suite.

#### JACK & JILL EN-SUITE:

12'3 x 4'5 (3.73m x 1.35m)  
Accessed via an oak internal door from bedrooms two and four. Providing tiled flooring, a double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling, a low-level W.C and a pedestal wash hand basin with chrome mixer tap and medium height wall tiling. Recessed ceiling spotlights, extractor fan, shaver point, chrome heated towel rail and an obscure uPVC double glazed sash tilt/slide window to the rear elevation.

#### DUAL-ASPECT BEDROOM THREE:

13'7 x 12'3 (4.14m x 3.73m)  
Accessed via an oak internal door. AN ADDITIONAL DOUBLE BEDROOM. Providing carpeted flooring, two double panel radiators, a ceiling light fitting, TV/telephone connectivity points, two uPVC double glazed sash tilt/slide windows to the rear elevation and one uPVC double glazed sash tilt/slide window to the right side elevation. Max measurements provided.

#### BEDROOM FOUR:

11'7 x 10'0 (3.53m x 3.05m)  
Accessed via an oak internal door. A FINAL DOUBLE BEDROOM. Providing carpeted flooring, two double panel radiators, a TV point, ceiling light fitting and two uPVC double glazed sash tilt/slide windows to the rear elevation. Overlooking the garden. Access into the Jack & Jill en-suite.

#### FAMILY BATHROOM:

10'10 x 6'6 (3.30m x 1.98m)  
Accessed via an oak internal door. Providing tiled flooring, a panelled bath with chrome mixer tap, a shower cubicle with mains shower facility and floor to ceiling wall tiling. A low-level W.C and a pedestal wash hand basin with chrome mixer tap and medium height wall tiled splash backs. Chrome heated towel rail, shaver point, recessed ceiling spotlight and extractor fan. Obscure uPVC double glazed sash tilt/slide window to the side elevation.

#### INTEGRAL DOUBLE GARAGE:

18'1 x 18'0 (5.51m x 5.49m)  
Accessed via two electric garage doors. Providing power, lighting, a loft hatch access point. Cold water tap. Access to the oil-fired boiler and hot water cylinder. Obscure uPVC double glazed sash tilt/slide window to the front elevation. An external rear hardwood personnel door gives access to the side pathway. Into the front and rear garden.

#### EXTERNALLY:

The property enjoys a delightful non-estate position. Set back from the main road. The front aspect is greeted by an extensive brick walled/pillared entrance, leading onto a gravelled driveway. Allowing AMPLE off-street parking and access into the integral double garage. The front garden is laid to lawn, with a range of mature planted trees to the left side aspect. There is access to the concealed oil tank. There are fully fenced side boundaries and a mature hedged front boundary. A right sided paved pathway hosts various external up/ down lights and an outside tap. Leading into the lovely, private and low-maintenance rear garden. Predominantly laid to lawn, with two Indian sandstone paved patio's and a raised decked seating area. There are further external up/ down lighters, a range of mature trees. Ensuring further privacy, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 2,562 Square Ft.

Measurements are approximate and for guidance only. This includes the double garage.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'F'

#### EPC: Energy Performance Rating: 'D' (65)









### Local Information & Amenities: Weston

The charming picturesque village of Weston is conveniently situated for ease of access onto the A1, approximately 10 miles North of the historic market town of Newark-on-Trent. The town offers a fast train service from Newark North Gate to London Kings Cross in approximately 75 minutes. The village provides Hall Farm Wild Bird Supplies country store, a popular coffee lounge and cafe and hosts a wonderful 13th Century All Saint's Church. The village is also within the catchment area for the Tuxford Academy school. The neighbouring village of Sutton-on-Trent is within ease of access (approximately 2 miles away), hosting a vast array of amenities, including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford (10 miles away) and other surrounding villages.

### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

### Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	