



South Street, Normanton-on-Trent, Newark

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OLIVER REILLY 







# South Street, Normanton-on-Trent, Newark

- LOVELY END TERRACE HOME
- DELIGHTFUL SEMI-RURAL VILLAGE POSITION
- GF UTILITY & PANTRY. FIRST FLOOR SHOWER ROOM
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- GREAT SCOPE TO EXTEND (STPP)
- THREE WELL-PROPORTIONED BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- MAGNIFICENT PLOT WITH BEAUTIFULLY ESTABLISHED GARDENS
- SUPERB DETACHED STUDIO/ HOME OFFICE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

PROMISING PERFECT-PROPORTIONS & A PICTURESQUE EXTERNAL PARADISE...!

Here we have a WONDERFULLY WELCOMING cottage-like end terrace home. Boasting a BRIGHT & AIRY design, a heap of character features and an immediate internal charm, that simply MUST BE SEEN.... In order to be fully appreciated! This attractive family-sized residence is a real credit to the existing owners. Showcasing IMMACULATE PRESENTATION and a magnificent yet versatile internal layout, spanning IN EXCESS OF 1,000 SQUARE/FT. The sympathetic accommodation comprises: Inviting entrance hall with Quarry tiled flooring, a GENEROUS LOUNGE with functional open-fire, a fitted kitchen OPEN-PLAN through to a large dining room, a rear lobby with access into a separate utility room and open pantry. The lovely first floor landing hosts a MODERN SHOWER ROOM and THREE EXCELLENT SIZED BEDROOMS. All boasting fitted storage cupboards/ wardrobes.

Externally, you'll be INSTANTLY CAPTIVATED by MAGNIFICENT 0.18 OF AN ACRE PRIVATE PLOT. Greeted via an EXTENSIVE MULTI-CAR DRIVEWAY, with access into a detached garage and an attached external store. The ALLURING, IDYLLIC AND BEAUTIFULLY TENDED REAR GARDEN is the epitome of serenity! Promising the perfect external escape, especially for those who are green-fingered! The garden has been superbly maintained and hosts a delightful array of maturity and colour! Whilst still leaving much for your own imagination!.. Further boasting an UNSPOILED RURAL OUTLOOK BEHIND! An additional MULTI-PURPOSE highlight has to be the EYE-CATCHING DETACHED STUDIO/ HOME OFFICE. Equipped with power, lighting and a small wood burning stove. Currently utilised as a brilliant workshop but would also lend itself for a variety of individual uses.

Further benefits of this homely residence include uPVC double glazing and oil fired central heating. MOVE ON IN!... This sympathetically seamless house will hold the key to your heart!... STEP INSIDE... and see for yourself..!



Guide Price £240,000



- PORCH:** 11'10 x 6'10 (3.61m x 2.08m)  
With tiled flooring and access to the front entrance door.
- ENTRANCE HALL:** 11'10 x 6'10 (3.61m x 2.08m)  
Accessed via an obscure uPVC double glazed front door. The highly inviting reception hall provides complementary quarry tiled flooring, a staircase with handrail rising to the first floor. A ceiling light fitting, single panel radiator, wall mounted central heating thermostat and a uPVC double glazed window to the side elevation. Access into the kitchen and spacious lounge.
- LOUNGE:** 13'10 x 11'7 (4.22m x 3.53m)  
A wonderful and sizeable reception room. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator, telephone connectivity point, a complementary feature fire place with a functional open-fire, raised tiled hearth and wooden mantle above. uPVC double glazed window to the front elevation.
- KITCHEN:** 10'8 x 7'9 (3.25m x 2.36m)  
With wood-effect laminate flooring. The well-appointed fitted kitchen provides a range of base units with laminate work surfaces over and white bevelled wall tiled splash-backs behind. Inset stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding electric cooker. A high-level cupboard houses the electrical RCD consumer unit and meter. There is a ceiling light fitting, a wall mounted central heating/ hot water thermostat and a large uPVC double glazed window to the side elevation. Access into the rear lobby via a paneled clear glass wooden door. OPEN-PLAN ACCESS through to the separate dining room.
- DINING ROOM:** 10'8 x 10'8 (3.25m x 3.25m)  
A lovely and further generous reception room, with wood-effect laminate flooring, a ceiling light fitting, large single panel radiator, TV connectivity point and two useful low-level storage cupboards. A large uPVC double glazed window to the rear elevation, looks down the beautifully established and private garden.
- REAR LOBBY:** 8'4 x 3'10 (2.54m x 1.17m)  
Utilised as a further storage space, interlinking from the kitchen. With tile-effect vinyl flooring, a ceiling light fitting and a wooden single glazed side external door, opening out to the garden. Access into the utility room and pantry.
- PANTRY:** 5'3 x 2'9 (1.60m x 0.84m)  
With tile-effect vinyl flooring. Ensuring a useful storage facility.
- UTILITY ROOM:** 8'3 x 8'1 (2.51m x 2.46m)  
With tile-effect vinyl flooring. With plumbing/ provision for a freestanding washing machine, tumble dryer and fridge freezer. Partial fitted laminate roll-top work surface. Wall mounted Belfast sink with cold water tap. Ceiling light fitting, uPVC double glazed window to the right side elevation and an obscure uPVC double glazed window to the left side elevation. Max measurements provided.
- FIRST FLOOR LANDING:** 6'9 x 3'2 (2.06m x 0.97m)  
A bright and airy space, with exposed wooden floorboards, a ceiling light fitting and uPVC double glazed window to the side elevation. Access into the family shower room and all three EXCELLENT SIZED bedrooms.
- MASTER BEDROOM:** 13'10 x 11'7 (4.22m x 3.53m)  
A wonderful principle DOUBLE BEDROOM. Located at the front of the house, with exposed wooden floorboards, a ceiling light fitting, single panel radiator and a double fitted wardrobe. uPVC double glazed window to the front elevation.





**Approximate Size: 1,020 Square Ft.**  
Measurements are approximate and for guidance only. This includes the attached external store.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Bassetlaw District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (64)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities:**  
Normanton-On-Trent is an attractive and traditional rural village, located approximately 11 miles North of the popular market town of Newark-On-Trent, accessed via the A1 Southbound. The town has a fast track rail service to London Kings Cross in approximately 70 minutes from Newark North Gate Station. The village is also approximately 9 miles to Retford. The village has a popular primary school and two public houses. It also retains a high degree of unspoiled character, in particular with St. Matthew's Church. The neighboring village of Sutton-On-Trent is located just 4 miles away, providing a host of excellent amenities including, a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service.

**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.

**BEDROOM TWO:** 11'8 x 10'9 (3.56m x 3.28m)  
An additional DOUBLE BEDROOM. Located at the rear of the house, with exposed wooden floorboards, a ceiling light fitting, single panel radiator, telephone connectivity point and a fitted airing cupboard. Housing the hot water cylinder. A large uPVC double glazed window to the rear elevation, overlooks the magnificent garden, with unspoiled rural aspect behind.

**BEDROOM THREE:** 10'8 x 7'1 (3.25m x 2.16m)  
A WELL-PROPORTIONED bedroom, located at the front of the house. With exposed wooden floorboards, a ceiling light fitting, double panel radiator, fitted over-stairs storage cupboard and a uPVC double glazed window to the front elevation. Max measurements provided.

**SHOWER ROOM:** 6'10 x 6'10 (2.08m x 2.08m)  
Hosting tiled flooring. A large walk-in shower enclosure with mins shower facility and complementary white floor to ceiling wall tiling behind. A low-level W.C with push-button flush and an oval wash hand basin, with high-rise chrome mixer tap. Inset to a fitted vanity unit with open-storage beneath and mosaic wall tiled splash-backs behind. Heated towel rail, ceiling light fitting and a uPVC double glazed window to the side elevation.

**ATTACHED EXTERNAL STORE:** 8'1 x 3'9 (2.46m x 1.14m)  
Providing useful external storage space, accessed via a wooden side door. Wooden window to the rear elevation.

**DETACHED SINGLE GARAGE:** 15'6 x 8'1 (4.72m x 2.46m)  
Of timber construction. Accessed via wooden double doors. Providing excellent storage space and an open-access to the rear elevation. With access down the garden.

**DETACHED TIMBER STUDIO/ HOME OFFICE:** 15'7 x 12'4 (4.75m x 3.76m)  
Of Timber construction. Accessed via wooden double doors. Currently utilised as a brilliant studio/ workshop but also lends itself as a perfect home office. Equipped with power and lighting, via two ceiling strip lights. There is a small wood burning stove with a raised concrete tiled heart. Two windows to the side elevation and two windows to the front elevation.

**EXTERNALLY:**  
The property enjoys a lovely central position, in the heart of a picturesque semi-rural village, within close proximity to the local public house. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE MULTI-CAR CONCRETE DRIVEWAY. Showcasing ample off-street parking and access down to the garage. A concrete pathway leads to the front porch and entrance door. The well-appointed and established front garden is laid to lawn. Enjoying a vast array of mature bushes and shrubs, with a hedged front and side boundary. The right side aspect has a concrete pathway to the side external door, with outside tap. The pathway follows down to the WONDERFUL REAR GARDEN. Enjoying a perfect tranquil escape and boasting a high-degree of privacy. The garden is predominantly laid to lawn, layered with a vast array of established plants, bushes and shrubs. The detached timber cabin/ studio breaks the garden space into sections. Close to an external Belfast sink with cold water supply. There are a range of raised vegetable plant beds. Provision for a green house and a small yet delightful orchard, at the bottom of the garden with a range of mature apple trees. There are fenced side boundaries and a hedged rear boundary, with an unspoiled open outlook behind.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating and uPVC double glazing throughout. This excludes the side external door and the external store window. 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.





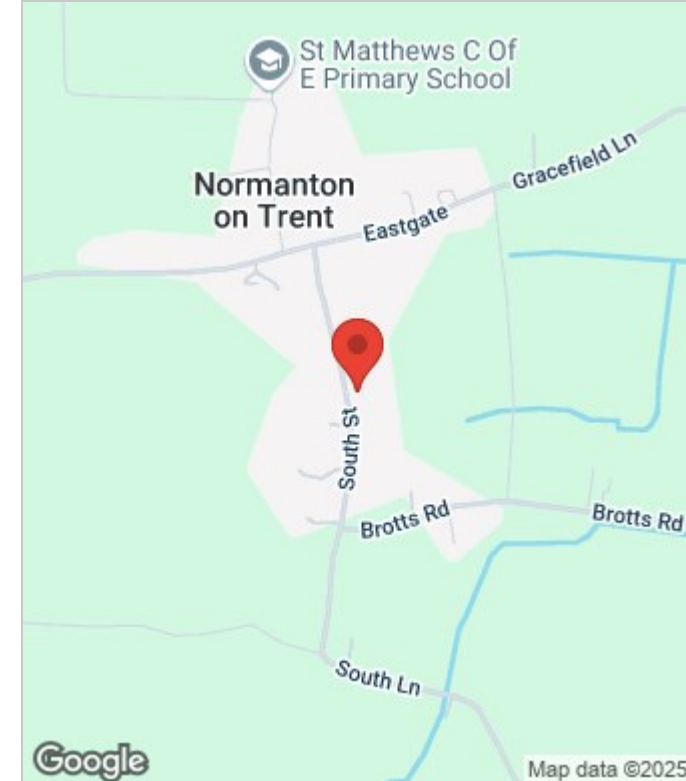




GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 