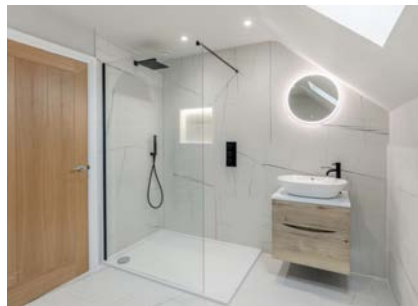




Birch House
Main Street | North Muskham | Nottinghamshire | NG23 6HQ



Step inside

Birch House

DESCRIPTION

Birch House offers a unique opportunity to purchase a high quality detached new build family house located within this well regarded Nottinghamshire village. The property combines stylish design with up to date and efficient conveniences including central heating via an air source heat pump. Internally the property showcases superb accommodation arranged over two levels and when viewing the property you instantly appreciate the quality of fittings used in its creation.

GROUND FLOOR ACCOMMODATION

To the ground floor a contemporary entrance door opens to a generous entrance hallway which provides access to all principal living areas. To the front of the property are two good sized reception rooms whilst the rear of the ground floor provides a superb living kitchen with well defined kitchen, dining and sitting areas – the perfect space for modern day family life. The kitchen is extremely well equipped with high quality base and wall mounted units with central island unit and high quality integrated appliances. A particular feature of this superb living space are the bi folding doors providing instant access and enjoyment of the gardens. The ground floor accommodation is completed with practicalities including a guest cloakroom and a utility room with side access door:

FIRST FLOOR ACCOMMODATION

A contemporary timber and glass staircase rises to the first floor. There is a luxurious main bedroom with high quality en suite shower room. There are three further double bedrooms sharing the use of a high quality family bathroom with feature freestanding bath. Both bathrooms within the property are extremely stylishly appointed with contemporary flair.

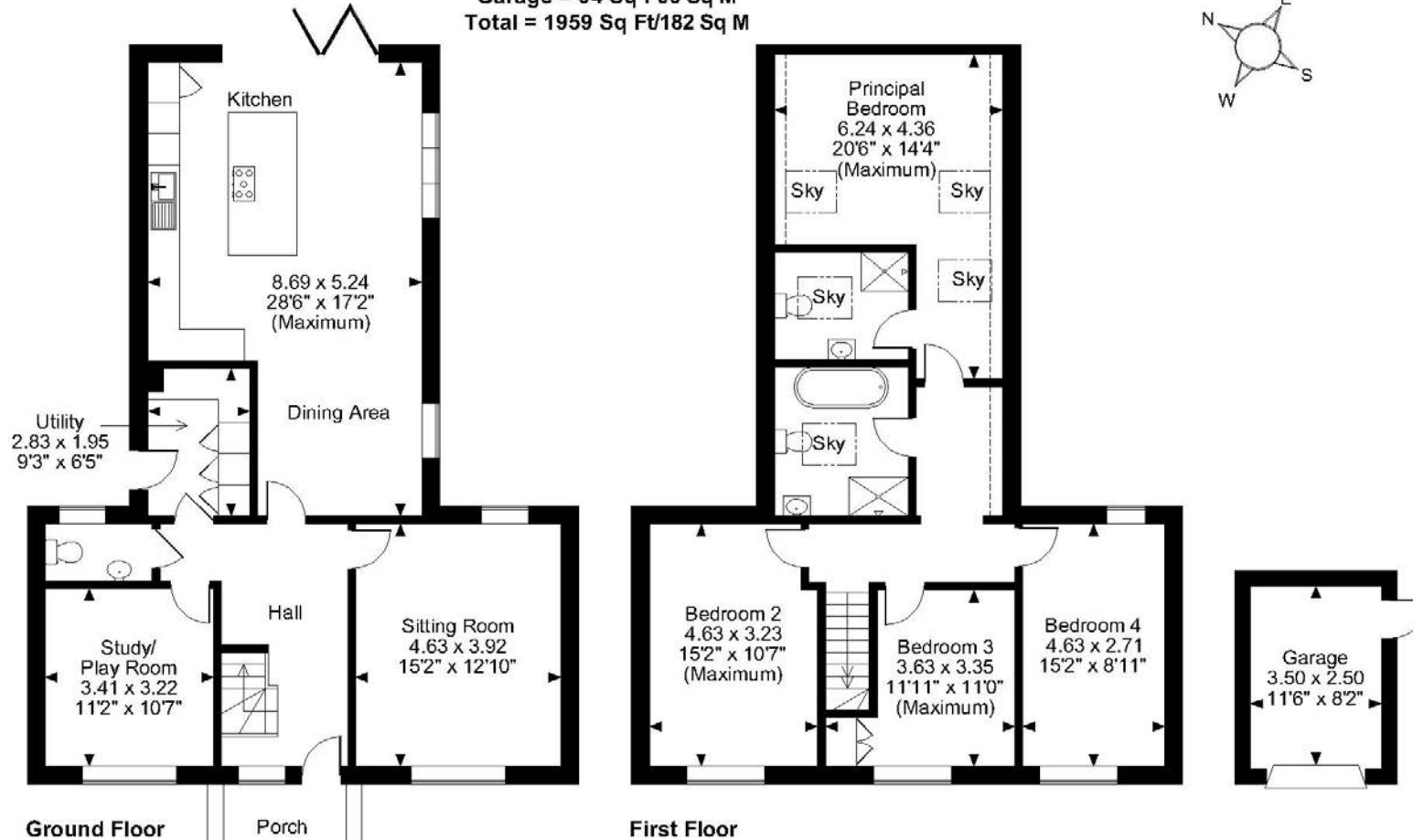
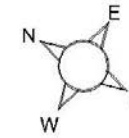
OUTSIDE

Birch House enjoys a delightful edge of village setting with off road parking for two vehicles to the front, which in turn leads via a side driveway leading to a single garage with electric up and over door. There is a good sized private garden which wraps around the side and rear of the property with large level lawns, boundary hedging and mature planting.

LOCATION

North Muskham is a well regarded Nottinghamshire village located just a few miles north of the market town of Newark on Trent. The village is strategically well located for the region's commercial and retail centres providing ease of access to the A1 and A46 which in turn provides swift access to the cities of Nottingham and Lincoln. Newark offers a wide range of services and amenities and the local area also provides various options for high grade schooling. The village of North Muskham itself provides a primary school, village pub and all the qualities of rural life including countryside walks along the River Trent.

Birch House, Main Street, Newark
Approximate Gross Internal Area
Main House = 1865 Sq Ft/173 Sq M
Garage = 94 Sq Ft/9 Sq M
Total = 1959 Sq Ft/182 Sq M

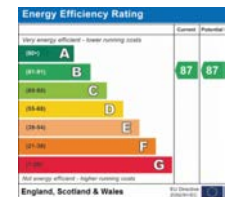


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds NG12 5SE
0115 9822824 | nottingham@fineandcountry.com