

Willoughby Court, Norwell



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Asking Price £675,000

- Executive Detached Family Home
- Six Double Bedrooms
- Three Reception Rooms
- Granite Kitchen & Utility Room
- Two Ensuites, Bathroom & G/F WC
- Double Garage & Driveway
- Open Views to Rear
- Council Tax Band: F
- Tenure: Freehold
- EPC Rating: C



Enjoying a peaceful position within the sought after village of Norwell, this executive detached home boasts gorgeous open field views to the rear and provides substantial accommodation, stretching across three floors, ideally suiting a family. Boasting quality throughout, this property benefits from bright and airy accommodation comprising to the ground floor: open inviting entrance hallway, WC, large triple aspect lounge with a gorgeous feature fireplace, cosy sitting room, dining room with bi-folding doors opening to the rear garden, an opening to the granite fitted kitchen which has integrated appliances to include a fridge freezer, dishwasher and electric range cooker, and a further utility room. The first floor enjoys a galleried landing, a generous four piece bathroom suite and four double bedrooms, one of which having an ensuite shower room. The top floor has two further double bedrooms with the largest of the two bedrooms benefiting from an ensuite shower room. The property is located on a quiet private cul-de-sac and has a tarmac driveway providing off street parking to the front, with access to the attached double garage. The rear garden benefits from stunning open field views and provides a wonderful degree of privacy. The garden has been landscaped to have a superb decked seating area, perfect for catching the summer sunshine, and a large lawned area. Other features of this home include UPVC double glazing (15 windows replaced in 2016) and oil fired central heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

3.84m x 3.35m (12'7" x 11'0")





WC

1.83m x 1.04m (6'0 x 3'5)

Lounge

6.93m x 3.94m (22'9 x 12'11)

Sitting Room

3.35m x 2.92m (11'0 x 9'7)

Dining Room

3.33m x 2.95m (10'11 x 9'8)

Kitchen

2.92m x 2.82m (9'7 x 9'3)

Utility Room

2.92m x 1.73m (9'7 x 5'8)

First Floor Landing

Bedroom One

5.44m x 3.96m (17'10 x 13'0)

Bedroom Two

3.94m x 3.94m (12'11 x 12'11)

Ensuite

3.33m x 1.75m (10'11 x 5'9)

Bedroom Three

3.94m x 2.84m (12'11 x 9'4)

Bedroom Four

3.71m x 2.92m (12'2 x 9'7)

Family Bathroom

3.20m x 2.92m (10'6 x 9'7)

Second Floor Landing

Bedroom Five

4.75m x 4.17m (15'7 x 13'8)

Ensuite

2.79m x 1.02m (9'2 x 3'4)

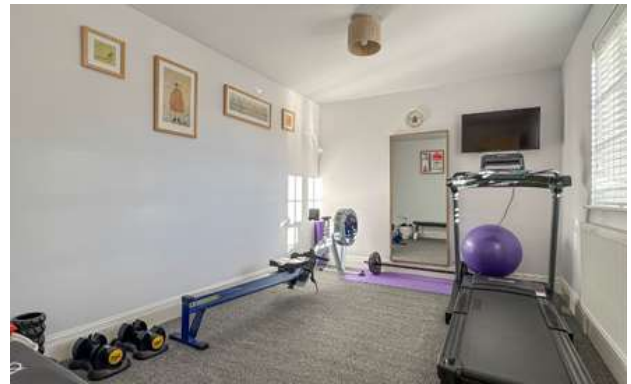
Bedroom Six

4.75m x 3.94m (15'7 x 12'11)

Double Garage

5.94m x 5.49m (19'6 x 18'0)





Services

Oil fired central heating. Electricity, water and drainage are connected.

Norwell

Norwell is a thriving rural village, lying 9 miles north of the Market town of Newark and northeast 9 miles of the Minster town of Southwell, with easy access to the A1 and a direct train link to London's Kings Cross via Newark's North Gate train Station which lies on the East Coast mainline. The village benefits from an array of amenities including 'The Plough' public house, a village shop with post office, primary school and St Laurence's Church.

Agent's Note - Sales Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

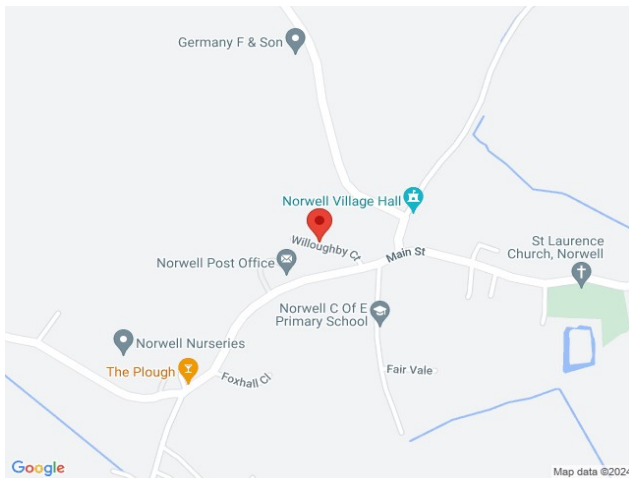
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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