

# Jon Brambles

ESTATE AGENTS



## Ennerdale, Kelham NG23 5QT



*SITUATED ON A STUNNING PLOT*, this four bedroom dormer bungalow has been extensively refurbished and modernised throughout to a very high specification. In addition to the four bedrooms, the property has a fabulous open plan dining kitchen and lounge, a large reception hallway, first floor en-suite and ground floor bathroom. There is ample off road parking and a garage. A particular feature of this home are the wonderful gardens and view to to the rear. The property is double glazed, has gas central heating and early viewing is highly recommended. **NO CHAIN.**

**Offers in Excess of £450,000**

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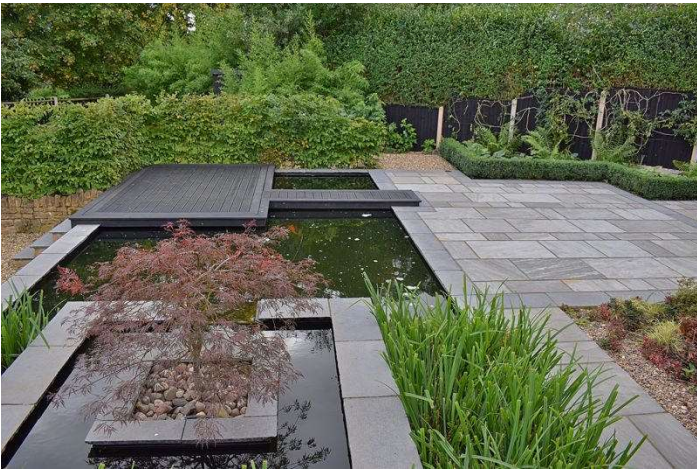


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### **Situation and Amenities**

The village of Kelham on the A617 is conveniently located for Southwell (approximately 5.6 miles), an historic Minster town with many local amenities including shops, the highly regarded Minster School and others, restaurants, inns, leisure facilities and the all weather Racecourse. Further and more comprehensive amenities can be found in Newark which has a direct line rail connection from Northgate Station to London Kings Cross which takes from around 80 minutes. The A1 trunk road is readily accessible providing excellent commuter access to the north and south of the country.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Large Reception Hallway**

The large and welcoming reception hallway has the staircase rising to the first floor with useful storage cupboard beneath. The hallway has a picture window to the front elevation overlooking the beautiful gardens and driveway, and a sliding door provides access through to the dining kitchen. A further opening leads into the inner hallway. The reception hallway has light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### **Dining Kitchen 20' 4" x 13' 2" (6.19m x 4.01m)**

This stunning dining kitchen is open plan in design and has a large opening leading through to the lounge. There are dual aspect windows to the rear and side elevations and sliding glazed patio doors out to the garden. From the kitchen there are superb views of the garden, Kelham bridge and river beyond. The kitchen area itself is fitted with an excellent range of base and wall units complemented with granite work surfaces and tiled splash backs. There are twin circular stainless steel sinks, an induction hob with extractor hood above and an eye level double oven. The dishwasher and vertical fridge/freezer are available by separate negotiation. The dining area measures 13'2" x 9'9". The entire room is complemented with the same light wood laminate flooring as that of the reception hallway, together with cornice to the ceiling and a radiator. The kitchen area has recessed spotlights and the dining area has a central ceiling light point.

#### **Lounge 14' 5" x 11' 10" (4.39m x 3.60m)**

This wonderful room has a picture window to the front elevation overlooking the delightful garden, and also two windows to the side elevation making it particularly bright and airy. As previously mentioned, the lounge is open plan to the dining kitchen. The focal point of the lounge is the feature fireplace with log burning stove inset. The room has the same light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### **Inner Hallway**

The inner hallway provides access to the two ground floor bedrooms, the bathroom and separate WC. This hallway has the same light wood laminate flooring, cornice to the ceiling and a ceiling light point.

#### **Bedroom Two 11' 3" x 10' 3" (3.43m x 3.12m)**

An excellent sized double bedroom having a window to the rear elevation enjoying fabulous views across the garden and towards Kelham bridge. Bedroom two has the same light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. A door opening leads to the walk-in wardrobe which has a ceiling light point.

#### **Bedroom Three 11' 2" x 10' 3" (3.40m x 3.12m) (plus wardrobe and door recesses)**

A further double bedroom with a window to the front elevation, a useful fitted storage cupboard, the same light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### **Bathroom 9' 4" x 5' 11" (2.84m x 1.80m)**

The well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and WC. In addition there is a separate walk-in shower cubicle with electric shower. The bathroom is complemented with part ceramic tiled walls and cornice to the ceiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

### **Separate WC**

This room has an opaque window to the rear elevation and is fitted with a WC and vanity unit with wash hand basin on set and storage beneath. There is a ceiling light point, cornice to the ceiling and a heated towel rail.

### **First Floor Landing**

The staircase rises from the reception hallway to the first floor landing where bedrooms one and four are located. The landing has a ceiling light point.

### **Bedroom Four** 12' 4" x 8' 4" (3.76m x 2.54m)

This room is currently used as a dressing room to the master bedroom and has a Velux window to the rear elevation with wonderful views. There are storage cupboards within the eaves, recessed ceiling spotlights and a radiator.

### **Master Bedroom** 12' 4" x 11' 4" (3.76m x 3.45m) (plus entrance hallway)

This wonderful double bedroom also has a Velux window to the elevation with stunning views. This bedroom has storage space within the eaves, together with a comprehensive suite of fitted wardrobes. The room has recessed ceiling spotlights and a radiator. A door leads into the en-suite shower room.

### **En-suite Shower Room**

The en-suite has a Velux window to the rear and is fitted with a walk-in shower cubicle with curved shower screen and mains rainwater head shower. There is also a vanity unit with wash hand basin on set and storage beneath, and a WC. Located within the en-suite is a small storage cupboard which houses the Combi central heating boiler. The en-suite is complemented with part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

### **Outside**

To the front of the property is a large gravelled driveway which provides off road parking for numerous vehicles, and in turn leads down to the garage. The front garden has been beautifully landscaped and comprises a number of beds containing a vast array of mature shrubs and plants, and interspersed with footpaths leading to the front door and down the side of the property. Gated access down the side leads into the rear garden.

### **Rear Garden**

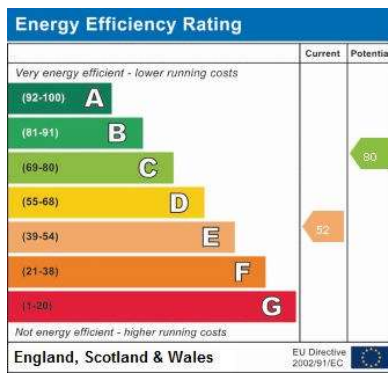
The splendid rear garden has been beautifully and professionally landscaped and is tiered in design with a strong Japanese influence. There is a sandstone patio adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining area. This in turn leads to a sunken pond with water feature, and a deck providing a further entertaining space. The lower tier of the garden is laid primarily to lawn and contains a number of mature shrubs, plants and trees. From the rear garden there are stunning views across the River Trent and towards Kelham bridge. The timber garden shed and summerhouse are included within the sale.

### **Garage** 16' 6" x 10' 2" (5.03m x 3.10m)

The garage has an up and over door to the front elevation, and a window and personnel door to the side. The garage is equipped with power and lighting and has space and plumbing for both a washing machine and a tumble dryer.

### **Council Tax**

The property is currently in Band D.



### VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

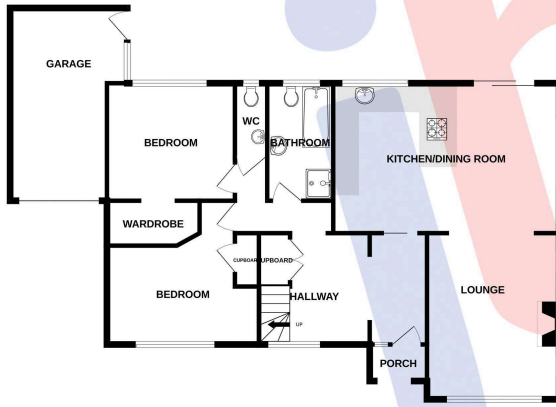
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

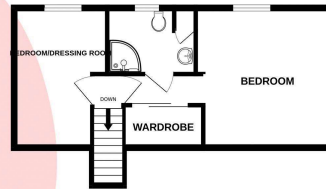
### Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006485 08 May 2024

GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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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