

Jon Brambles

ESTATE AGENTS



Primrose Cottage, Normanton on Trent



GUIDE PRICE £425,000 to £450,000. A substantial three double bedroom detached home which was completed in 2020 and has been built to a very high specification. The property is presented in beautiful condition, has underfloor heating to the ground floor, and in addition to the three bedrooms, there is a superb breakfast kitchen, an excellent sized lounge/diner, cloakroom, bathroom and en-suite. There is a delightful rear garden with **STUNNING COUNTRYSIDE VIEWS**. The property is double glazed and has LPG central heating. Early viewing is essential to appreciate this wonderful family home.

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sales@jonbrambles.com

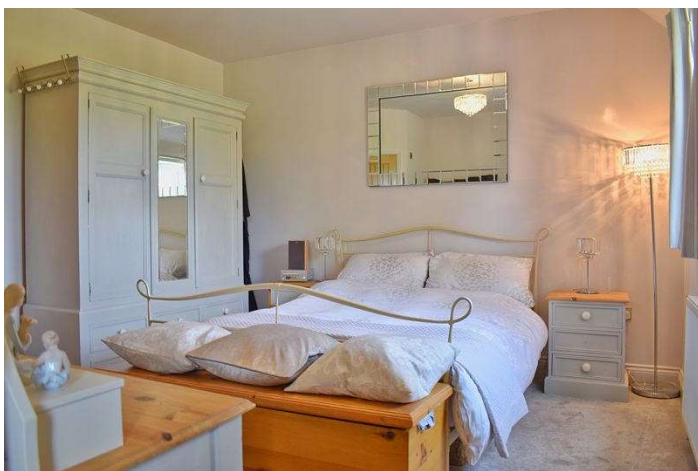
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9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ

Countryside views - and - Great Kitchen

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Situation and Amenities

Normanton on Trent is an attractive village situated about twelve miles north of Newark with easy access to the A1 and well within commuting distance of Nottingham and Lincoln. There is a primary school and two public houses in the village; shops, doctors surgery and other amenities are just four miles away (approximately) in Sutton on Trent, or a similar distance away in Tuxford. Nottingham, Newark and Lincoln and within easy commuting distance.

Accommodation

Upon entering the front door, this leads into:

Spacious Reception Hallway

The very spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, the lounge/diner and the breakfast kitchen. The hallway is complemented with ceramic tiled flooring and recessed ceiling spotlights. The entire ground floor has underfloor heating.

Breakfast Kitchen 20' 7" x 12' 4" (6.27m x 3.76m) (at widest points)

This stunning kitchen has a window to the front elevation with bespoke blind, and a half glazed door to the rear leading out into the garden. The kitchen itself is fitted with a fabulous range of contemporary base and wall units, complemented with square edge Quartz work surfaces and matching splash backs. There is a one and a half bowl ceramic sink, and integrated Neff appliances include an induction hob with extractor hood above, eye level double oven and warming drawer, fridge, freezer and dishwasher. There is a central island which incorporates a breakfast bar, further storage and a wine cooler. The kitchen is enhanced with the same flooring that flows through from the hallway, together with recessed ceiling spotlights. Accessed from the kitchen is the utility room.

Utility Room 8' 3" x 5' 3" (2.51m x 1.60m)

The utility room has a window to the rear elevation and is fitted with an excellent range of base and wall units to match those of the kitchen, with Quartz work surfaces and matching splash backs. There is a Belfast sink, an integrated washing machine and tumble dryer. The central heating boiler is located here. The utility room has the same flooring that flows throughout the kitchen, recessed ceiling spotlights and an extractor fan.

Lounge/Diner 20' 7" x 12' 7" (6.27m x 3.83m)

This splendid reception room has a window to the front elevation and glazed French doors leading out into the garden. The focal point of the lounge/diner is the feature fireplace with multi-fuel burning stove inset. The room has two ceiling light points.

Ground Floor Cloakroom

The cloakroom has an opaque window to the rear and is fitted with a WC and vanity unit with wash hand basin inset and storage beneath. The cloakroom has the same flooring as that of the hallway, and recessed ceiling spotlights.

First Floor Galleried Landing

As mentioned, the staircase rises from the reception hallway to the very spacious first floor galleried landing which has a window to the front elevation enjoying wonderful countryside views. The landing has doors into all three double bedrooms and the family bathroom. Access to the loft space is obtained from here. The landing has recessed ceiling spotlights and a radiator.

Bedroom One 12' 5" x 12' 2" (3.78m x 3.71m)

A delightful double bedroom with a window to the front elevation overlooking the garden and countryside beyond. This bedroom has a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The en-suite is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 12' 7" x 10' 3" (3.83m x 3.12m)

A further very good sized double bedroom having a window to the rear elevation overlooking the garden and delightful countryside views beyond. The bedroom has a ceiling light point and a radiator.

Bedroom Three 12' 7" x 10' 0" (3.83m x 3.05m)

Bedroom three is also an excellent sized double bedroom with a window to the front enjoying the same views as the master bedroom, a ceiling light point and a radiator.

Family Bathroom 12' 5" x 5' 3" (3.78m x 1.60m) (at widest points)

This superbly appointed bathroom has a window to the rear elevation with bespoke blind, and is fitted with a contemporary white suite comprising roll top bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a double width walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

Primrose Cottage stands on a delightful plot and to the front is a well maintained enclosed lawned garden. An Indian sandstone footpath leads to the front door. Agent's note: The neighbouring farmer has a right of access across the driveway to the farmland

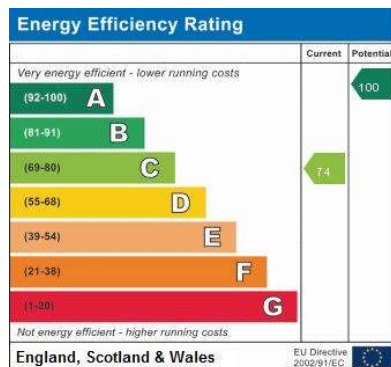
at the rear. The driveway continues down the side and to the rear where there is additional parking.

Rear Garden

The rear garden is tastefully landscaped and laid primarily to shaped lawn. Adjacent to the rear of the property is a large and shaped Indian sandstone patio which is ideal for outdoor seating and entertaining. The timber garden shed is included within the sale.

Council Tax

The property is 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

Bassetlaw District Council, , 01909 533533

Possession/Tenure

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

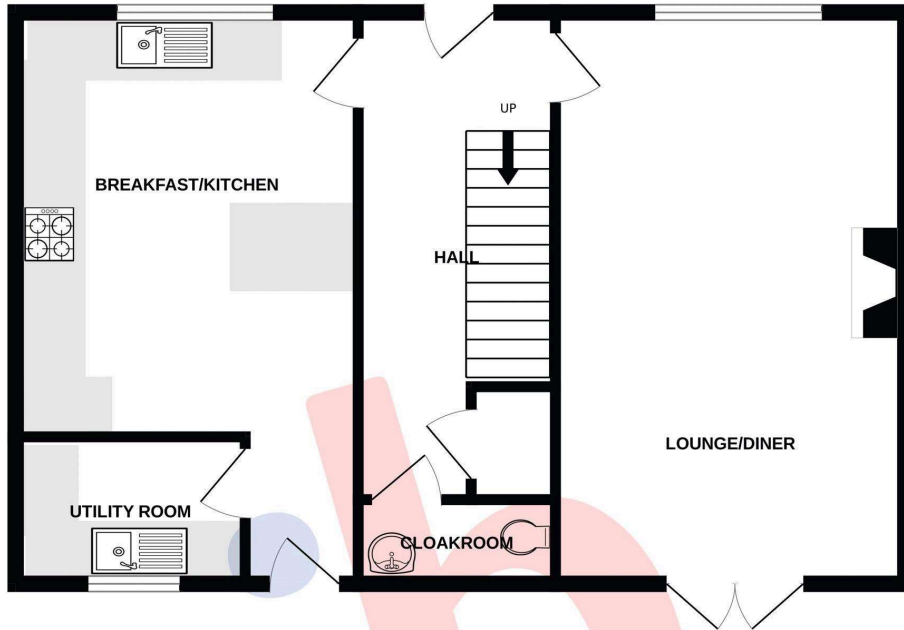
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

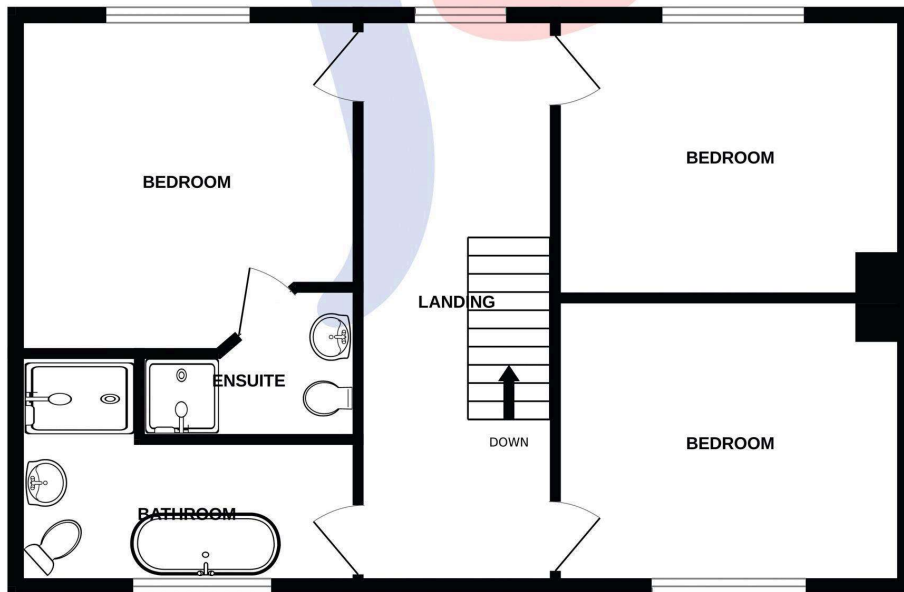
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006202 19 March 2024



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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