

## **Willow Drive, North Muskham NG23 6EX**



**GUIDE PRICE: £475,000 to £485,000.** A stunning four bedroom detached residence which has been extended and fastidiously maintained by the present owners. This family home is of high specification and presented in beautiful condition. In addition to the four double bedrooms, there are three reception rooms, a dining kitchen, utility, cloakroom, family bathroom and two en-suites. The gardens are spectacular and there is also a separate double garage and workshop/home office. Viewing is essential.

**Guide Price £475,000 to £485,000**

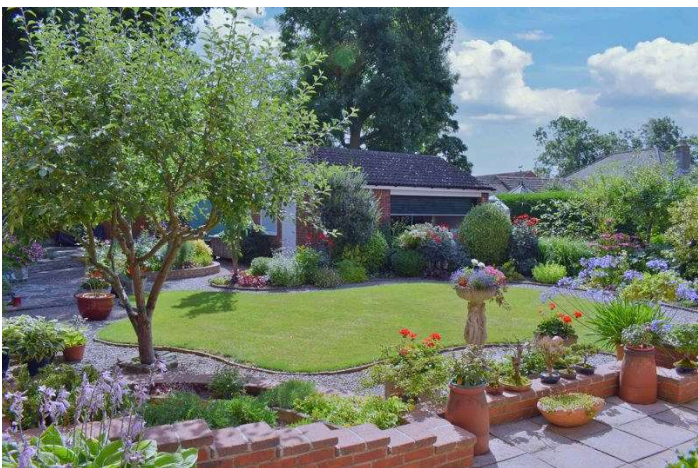
















## Situation and Amenities

North Muskham is a sought after village with an excellent primary school, pretty church and public house. The historic market town of Newark on Trent (around 5 miles south), boasts many amenities and a good selection of local shops and supermarkets including Waitrose, Marks & Spencer Food, Aldi, Asda and Morrisons. For the commuter the A46 to Nottingham and Lincoln, and the A1 for travel North and South is easily accessible. In addition, Newark North Gate Railway Station is on the East Coast mainline and regular trains to London take from a little over an hour.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The spacious and welcoming reception hallway has the staircase with oak balustrade leading to the first floor, sited beneath the staircase is a useful storage cupboard. Also accessed from the hallway is the lounge, dining room and dining kitchen. The hallway has moulded cornice, a ceiling light point and a radiator.

### Lounge 24' 0" x 11' 11" (7.31m x 3.63m)

This large reception room has a bow shaped window to the front elevation, and a window to the rear overlooking the patio and pretty garden beyond. The focal point of the lounge is the impressive multi-fuel burner which is inset and sat on a stone hearth beneath a stone mantle. The room has cornice to the ceiling, both wall and ceiling light points and two radiators.

### Dining Room 13' 9" x 9' 5" (4.19m x 2.87m)

This nicely proportioned reception room has a window to the front elevation, moulded cornice to the ceiling, a ceiling light point and a radiator.

### Dining Kitchen 16' 3" x 9' 10" (4.95m x 2.99m)

The dining kitchen has three windows to the rear overlooking the garden, and is fitted with an excellent range of wooden base and wall units, complemented with granite work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven, ceramic hob with extractor hood above, larder fridge and slim-line dishwasher. The kitchen is of sufficient size to comfortably accommodate a further dining table, and has a ceramic tiled floor, recessed ceiling spotlights, two kickboard heaters and a radiator. An opaque glazed door leads through to the utility room.

### Utility Room 9' 5" x 7' 10" (2.87m x 2.39m)

Having a window to the rear and a half glazed door leading out into the garden. Access is also gained to the ground floor cloakroom and the study. The utility room has base units with roll top work surfaces, a stainless steel sink, and space and plumbing for both a washing machine and a tumble dryer. The room has the same flooring that flows through from the kitchen, and recessed ceiling spotlights.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC and wash hand basin. The room has cornice to the ceiling, the same flooring as that of the utility room, a ceiling light point and a radiator.

### Study 9' 5" x 8' 9" (2.87m x 2.66m)

The study has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

### First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which has a window to the front elevation and doors into all four double bedrooms and the family bathroom. The airing cupboard is located on the landing as is access to the roof space, The landing has cornice to the ceiling, recessed ceiling spotlights and a radiator.

### Master Bedroom 15' 6" x 13' 0" (4.72m x 3.96m)

The master bedroom is located within the extended part of the home and has a window to the rear elevation, cornice to the ceiling, recessed ceiling spotlights and a radiator. A door provides access to the en-suite shower room.

**En-suite Shower Room 8' 10" x 7' 4" (2.69m x 2.23m)**

The beautifully appointed en-suite has an opaque window to the front and is fitted with an oversized walk-in shower cubicle with mains shower, floating wash hand basin and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan, a radiator and a heated towel rail.

**Bedroom Two 13' 9" x 9' 5" (4.19m x 2.87m) (at widest points)**

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom also has a useful built-in storage cupboard. A door leads into the en-suite shower room.

**Bedroom Two En-suite 8' 8" x 7' 2" (2.64m x 2.18m)**

This en-suite is also beautifully appointed and has an opaque window to the front elevation. The room is fitted with an oversized walk-in shower cubicle with mains shower, floating wash hand basin and WC. Once again the room is complemented with a ceramic tiled floor, part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan, a heated towel rail and a radiator.

**Bedroom Three 13' 10" x 12' 0" (4.21m x 3.65m)**

A large double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bedroom Four 11' 10" x 9' 10" (3.60m x 2.99m)**

Bedroom four is also a double and has a window to the rear elevation, cornice to the ceiling, a ceiling point and a radiator. The bedroom is currently utilised as a dressing room.

**Family Bathroom 16' 3" x 6' 2" (4.95m x 1.88m)**

This fabulous bathroom has two opaque windows to the rear and is fitted with a white suite comprising a sunken bath, floating wash hand basin and WC. In addition there is a walk-in shower cubicle with mains rainwater head shower. The bathroom is enhanced with both ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan, a heated towel rail and a radiator.

**Outside**

This family home stands on an excellent sized plot. The front garden comprises a manicured raised bed containing a number of mature shrubs and plants, and a footpath leads to the front door. Adjacent to this is the driveway which leads via a roller shutter door to the brick carport. The carport has power and lighting. The driveway continues down to the rear where there is ample off road parking and in turn leads to the detached double garage.

**Detached Double Garage 16' 9" x 15' 2" (5.10m x 4.62m)**

The garage has a roller shutter door to the front elevation and is equipped with both power and lighting. Adjacent to the garage is the workshop.

**Workshop/Home Office 16' 4" x 8' 1" (4.97m x 2.46m)**

The workshop/home office has its own separate entrance and windows to the front, side and rear elevations. Power and lighting are installed.

**Rear Garden**

The rear garden is fully enclosed and very tastefully landscaped, comprising a shaped and manicured lawn edged with borders containing a vast array of mature shrubs, plants, flowers and trees. There is a patio area situated adjacent to the rear of the house and a further raised patio located to the foot of the garden. The two timber garden sheds and the greenhouse are included within the sale.

**Council Tax**

The property is in Band E.

**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.

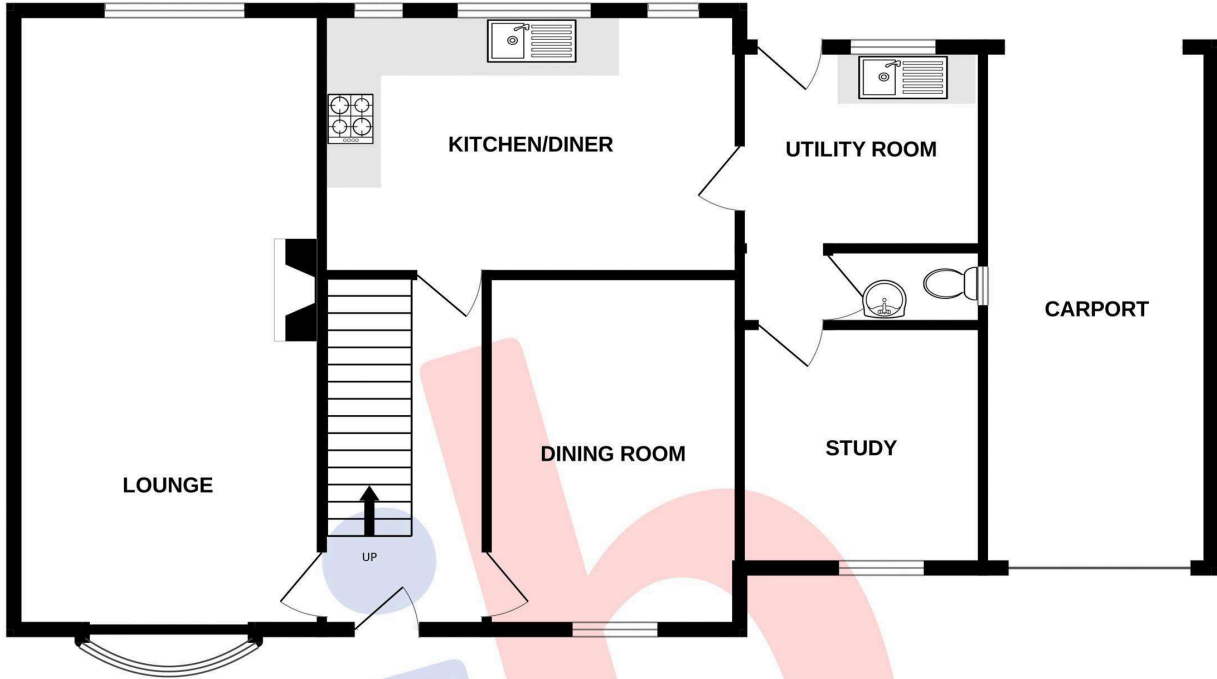
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

**Services/Referral Fees**

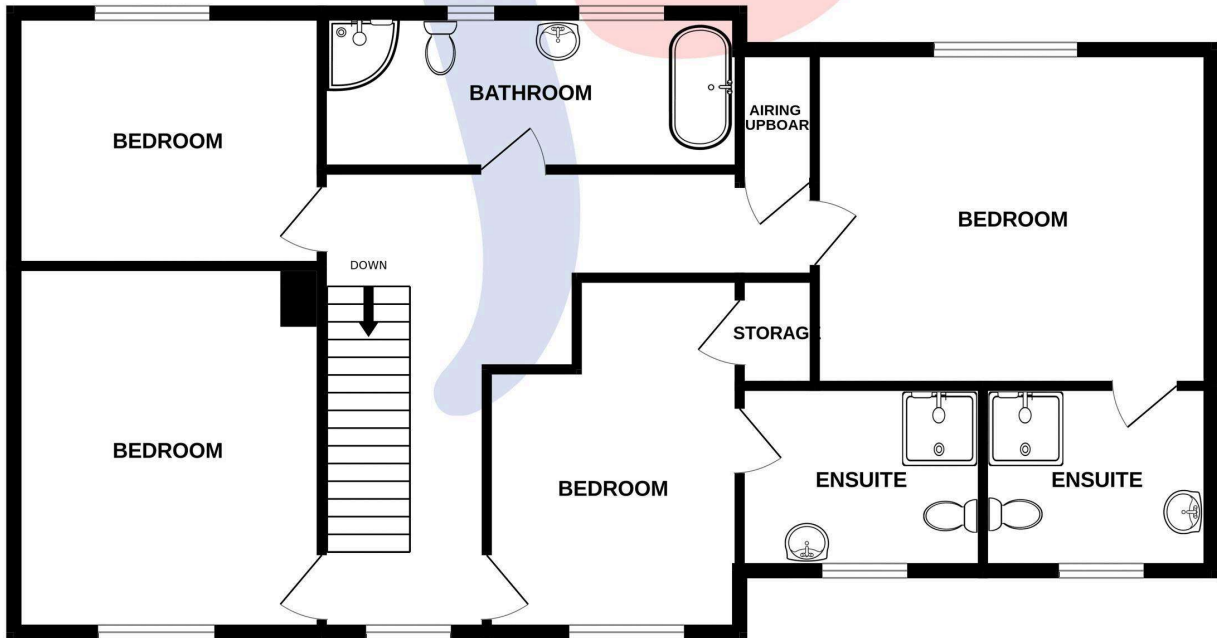
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007042 29 July 2024



GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 2096 sq.ft. (194.7 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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