

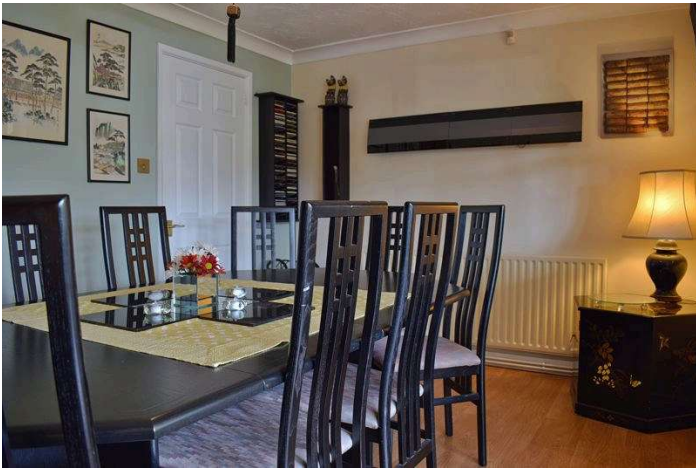
Baytrees, South Clifton NG23 7AJ



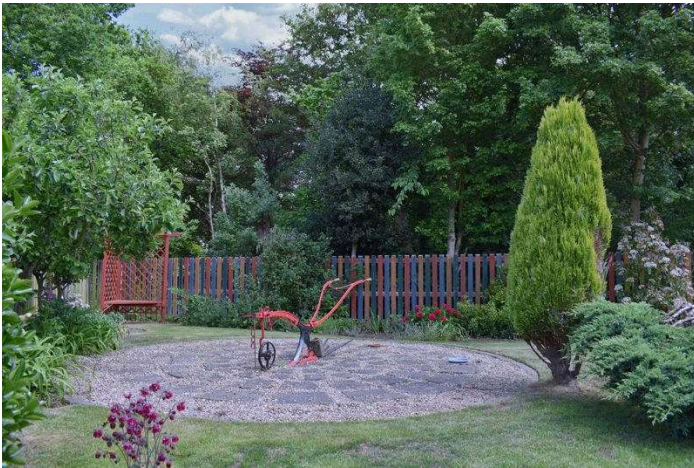
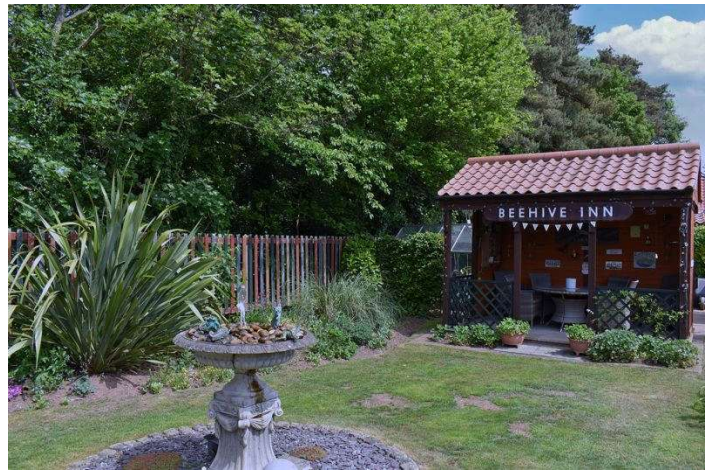
Viewing is essential to appreciate this substantial four bedroom detached family home situated in a cul-de-sac of similar properties in the Conservation Area of this sought after village. In addition to the four double bedrooms, the property has three reception rooms, a large garden room, kitchen, utility, cloakroom, two en-suites and a family shower room. There is ample off road parking, a triple garage and a fabulous garden. Double glazing and oil fired central heating are installed.

£525,000









Situation and Amenities

The village of South Clifton is a thriving quiet village with a real community feel and provides easy access to both Newark and Lincoln. Families are well served by local schools including North Clifton Primary School, a feeder for Tuxford Academy, as well as well-regarded schools in Newark and Lincoln. Community life thrives with bar nights at the sports pavilion, and a village playground. Collingham, a short 10-minute drive offers all the desired amenities; medical centre and dispensary, dentist, Post Office, butchers, hair salons, take aways and convenience stores. For the commuter the A57 and A1 are within easy reach and there is a direct line rail link from Newark North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has windows to either elevation, wood laminate flooring, cornice to the ceiling and a ceiling light point. A glazed door leads into the reception hallway.

Reception Hallway

The spacious reception hallway has a dogleg staircase rising to the first floor and provides access to the cloakroom, lounge, dining room, study, kitchen and utility. The hallway has the same flooring flowing through from the porch, cornice to the ceiling, a ceiling light point and a radiator. Sited beneath the staircase is a small but useful storage cupboard.

Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with mermaid board and also has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 18' 11" x 15' 10" (5.76m x 4.82m)

This great sized and very well proportioned reception room has a window to the front elevation and French doors leading through to the garden room. The focal point of the lounge is the large feature fireplace with exposed brickwork, timber mantle and multi-fuel burning stove inset. The room has wood laminate flooring, cornice to the ceiling, both wall and ceiling light points and a radiator.

Dining Room 14' 9" x 9' 8" (4.49m x 2.94m)

A further excellent sized reception room having a window to the rear elevation and a large opening into the garden room. The dining room has cornice to the ceiling, a ceiling light point and a radiator. The integrated Bang & Olufsen sound system is operated from the dining room, with speakers here, the lounge, bedrooms one and three.

Study 12' 5" x 6' 4" (3.78m x 1.93m) (including door recess)

The study has dual aspect windows to the front and side elevations, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. The central heating boiler is located here.

Utility Room 9' 2" x 5' 3" (2.79m x 1.60m)

The utility room has a window and a half glazed door to the side elevation and is fitted with a range of base and wall units together with a sink, an integrated eye level double oven and space and plumbing for a washing machine. There is a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 12' 4" x 9' 4" (3.76m x 2.84m)

The kitchen has a window to the side elevation and a large opening once again into the garden room. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include a fridge, freezer and dishwasher. In addition there is space for a free standing gas fired range cooker with extractor hood above, the one's in-situ are included within the sale. The kitchen has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Garden Room 41' 3" x 10' 1" (12.56m x 3.07m) (at widest points)

This spectacular room is timber framed, double glazed and has an insulated roof. The garden room is centrally heated making it ideal for all year round use, and has a ceramic tiled floor and recessed ceiling spotlights.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing which provides access to all four double bedrooms, the family shower room and the airing cupboard. The landing has a ceiling light point, recessed ceiling spotlights and cornice to the ceiling.

Bedroom One 20' 3" x 12' 5" (6.17m x 3.78m)

An extraordinarily large double bedroom with triple aspect windows that provide delightful views across the garden and neighbouring paddocks. The bedroom has cornice to the ceiling, a ceiling light point and two radiators. A door leads into the en-suite bathroom. Access to the roof space is obtained from bedroom one.

En-suite Bathroom 9' 10" x 5' 1" (2.99m x 1.55m)

The en-suite has a window to the rear elevation and is fitted with a white suite comprising a 'P' shaped bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite has mermaid board, recessed ceiling spotlights, cornice to the ceiling, a shaver socket and a heated towel rail.

Bedroom Two 9' 6" x 9' 6" (2.89m x 2.89m)

A double bedroom with a window to the front elevation, a large fitted storage cupboard, cornice to the ceiling, recessed ceiling spotlights and a radiator. Further access to the loft space can be obtained from here. A door leads into the en-suite shower room.

En-suite Shower Room

Fitted with a walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The en-suite has part ceramic tiling to the walls, cornice to the ceiling, recessed ceiling spotlights and a heated towel rail.

Bedroom Three 13' 2" x 9' 1" (4.01m x 2.77m) (excluding wardrobes)

A wonderful sized bedroom with a window to the rear elevation. The bedroom has a large fitted wardrobe, cornice to the ceiling, recessed ceiling spotlights, wall light points and a heated towel rail.

Bedroom Four 9' 9" x 7' 0" (2.97m x 2.13m) (excluding wardrobes)

Bedroom four is also a double and has a window to the rear elevation, a large fitted wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Family Shower Room 6' 0" x 4' 11" (1.83m x 1.50m)

The well appointed family shower room has an opaque window to the front elevation and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with mermaid board and also has recessed ceiling spotlights, cornice to the ceiling and a heated towel rail.

Outside

Baytrees stands on a delightful plot in a quiet cul-de-sac location and to the front is a neatly maintained lawned garden. To the side of the property is a block paved driveway which provides off road parking for numerous vehicles and leads to the triple garage. There is gated access either side leading to the rear garden.

Rear Garden

The excellent sized rear garden is a further particular feature of this home and enjoys a high degree of privacy. The garden comprises a large shaped lawn which sweeps around the house and contains a variety of mature shrubs, plants and flowers. There is a sizeable patio area situated adjacent to the rear of the property which is ideal for outdoor seating and entertaining. Located to the foot of the garden is an open faced summerhouse providing a covered seating area. The timber shed and greenhouse, together with two further metal sheds are included within the sale.

Triple Garage 27' 4" x 18' 11" (8.32m x 5.76m)

The garage has three up and over doors to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting.

Council Tax

The property is currently 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

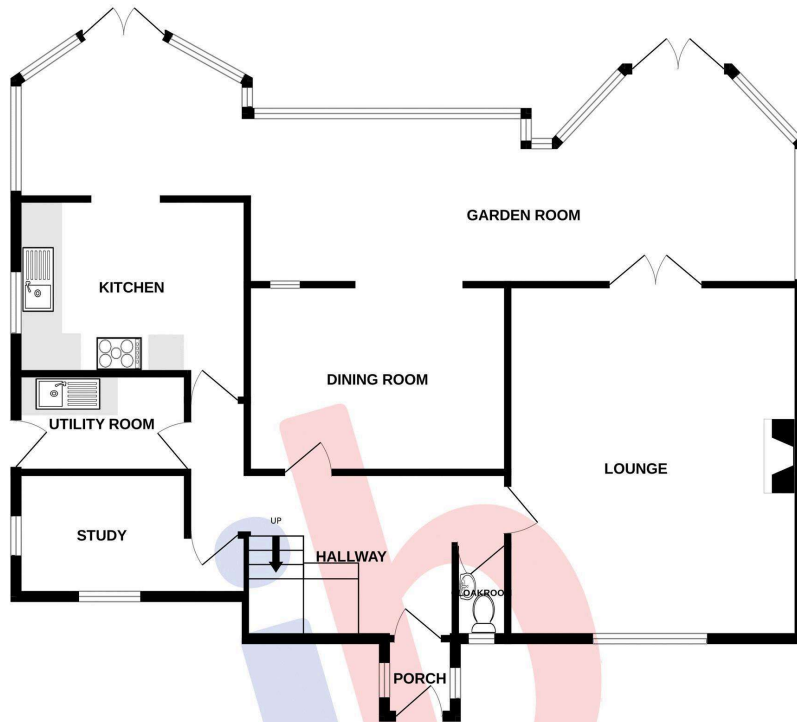
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

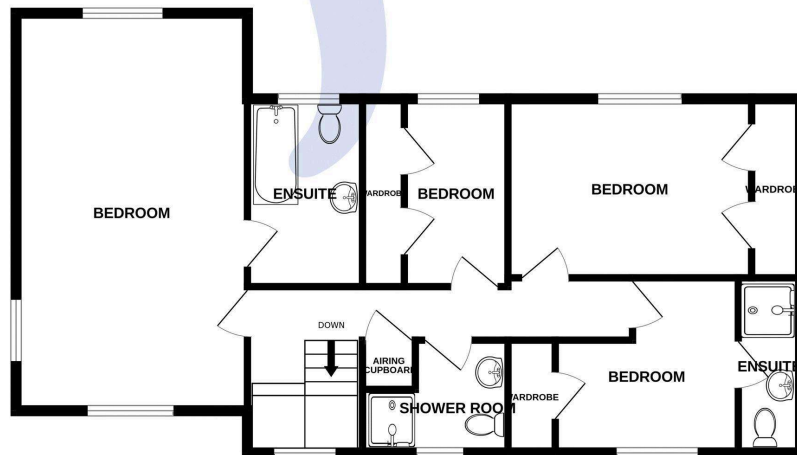
Services/Referral Fees

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. 00007331 15 May 2025

GROUND FLOOR
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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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