

The Old Nurseries, Norwell NG23 6NA



GUIDE PRICE £240,000 to £250,000. 'NO CHAIN'. A well presented three bedroom mid townhouse situated in a quiet cul-de-sac within this very popular village location. In addition to the three bedrooms, the property has an excellent sized lounge/diner, a fitted kitchen, ground floor cloakroom, conservatory, en-suite shower room and a well appointed family bathroom. The property has off road parking, a garage and an enclosed rear garden. Double glazing and oil fired central heating are installed, with the ground floor having underfloor heating.

Guide Price £240,000 to £250,000





Situation

Norwell village has considerable character and charm and boasts amenities including a public house and an excellent primary school. Norwell is approximately seven miles from Newark and conveniently situated for commuting to Southwell, Mansfield, Nottingham and Sheffield.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors leading into the lounge/diner, the kitchen and the cloakroom. The hallway itself is complemented with a ceramic tiled floor and cornice to the ceiling. There is also a ceiling light point.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The cloakroom is complemented with the same ceramic tiled floor that flows through from the hallway and also has a ceiling light point and an extractor fan.

Lounge/Diner 15' 8" x 14' 2" (4.77m x 4.31m) (at its widest points)

This excellent sized 'L' shaped reception room has windows, and French doors to the rear providing access through to the conservatory. There is a large and useful storage cupboard that is sited beneath the staircase. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has cornice to the ceiling and both wall and ceiling light points.

Conservatory 9' 10" x 7' 7" (2.99m x 2.31m)

The timber framed conservatory provides a most useful and additional reception room and has wall light points, and French doors leading out into the garden.

Kitchen 9' 4" x 8' 4" (2.84m x 2.54m)

The kitchen has a window to the front elevation and is fitted with an excellent range of base and wall units, including display cabinets, with contrasting roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an oven with electric hob and extractor hood above, fridge and freezer. The kitchen also has space and plumbing for a washing machine, ceramic tiled flooring and recessed ceiling spotlights.

First Floor Landing

As previously mentioned, the staircase rises from the entrance hallway to the spacious first floor landing which has doors leading into all three bedrooms and the family bathroom. There is a useful storage cupboard, a ceiling light point and a radiator. Access to the roof space is obtained from the landing.

Bedroom One 12' 6" x 10' 0" (3.81m x 3.05m) (plus large door recess)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the front elevation and is fitted with a walk in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan, a shaver's socket and a radiator.

Bedroom Two 13' 9" x 11' 2" (4.19m x 3.40m)

Bedroom two is also a very good sized double bedroom, having a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 9' 0" x 7' 6" (2.74m x 2.28m)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 9' 0" x 5' 6" (2.74m x 1.68m) (plus door recess)

The well appointed family bathroom has two opaque windows to the front elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is enhanced with ceramic wall and floor tiling, together with recessed ceiling spotlights. There is also an extractor fan, a shaver's socket and a radiator installed.

Outside

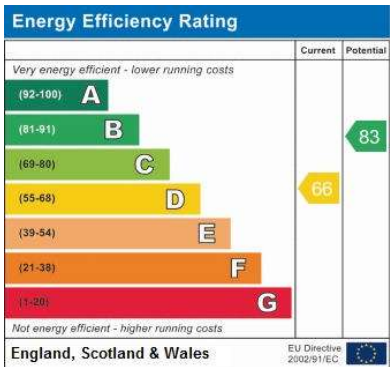
To the front of the property are two well kept borders, adjacent to one of which is the outdoor tap. A footpath leads to the front door. To the side of the property, and underneath the archway, is the shared block paved driveway which leads to the garage and gated access into the rear garden. The delightful rear garden is fully enclosed and enjoys a good level of privacy. There is a hard landscaped area together with decking located adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid primarily to lawn and contains a number of mature trees. There is a timber garden shed which is included within the sale.

Single Garage 19' 0" x 9' 0" (5.79m x 2.74m)

The garage has a remote controlled up and over door to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

Council Tax

The property is in Band C.



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

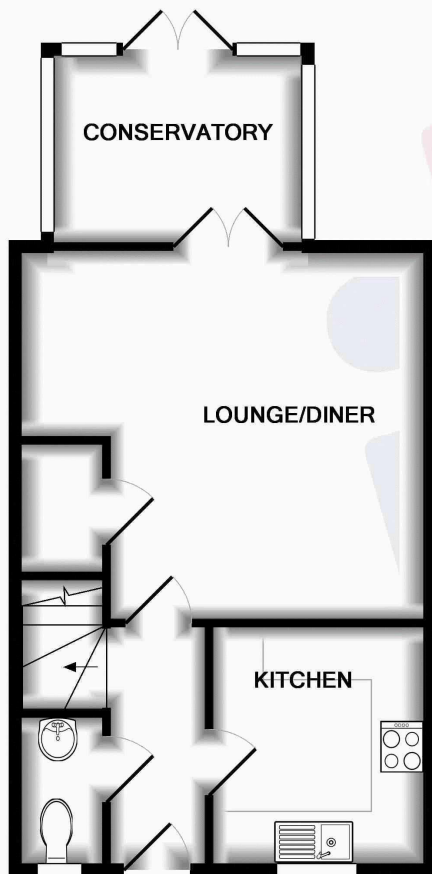
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

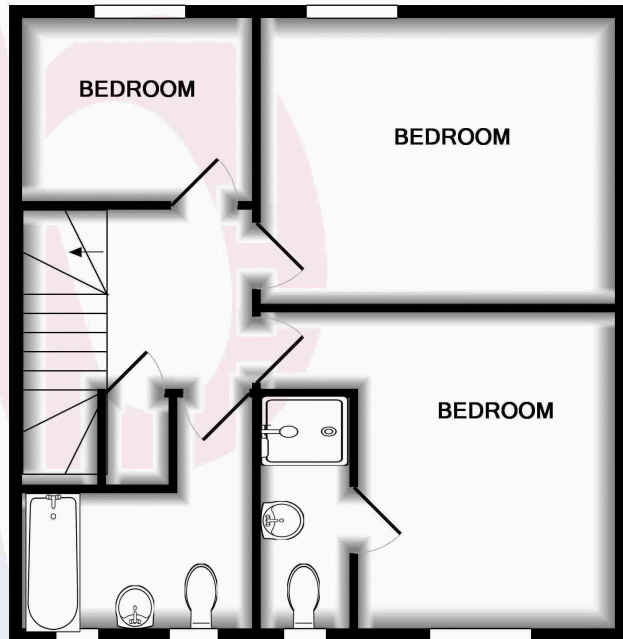
Services/Referral Fees

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. 00007358 02 June 2025





GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 979 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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