

## **Brambles, Bathley NG23 6DA**



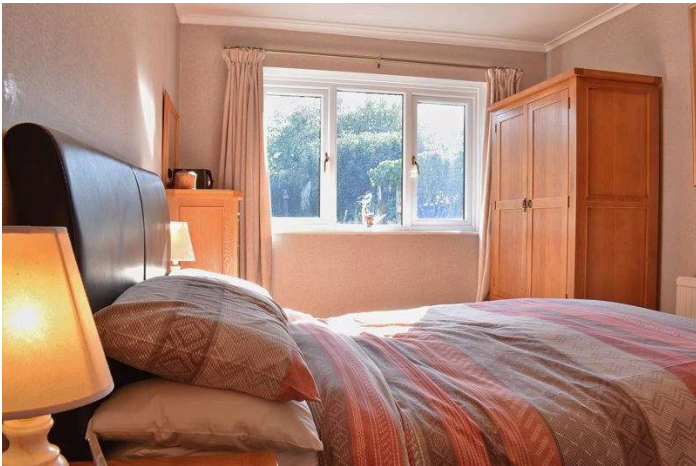
A truly wonderful extended chalet bungalow that has been extensively renovated and improved by the present owners, and is situated on a delightful plot within the heart of this tranquil and popular village. The accommodation comprises three bedrooms, two reception rooms, a fabulous breakfast kitchen, utility, bathroom and shower room. The property is double glazed, has oil fired central heating and benefits from the addition of solar panels. Early viewing is very strongly recommended.

**£325,000**















## Situation and Amenities

Bathley is a village and civil parish in the Newark and Sherwood district of Nottinghamshire, England, located approximately 4.8 miles from the market town of Newark on Trent. The village has a public house. Further and more comprehensive amenities can be found in Newark where there is also a direct line rail connection from North Gate Station to London Kings Cross taking from a little over an hour.

## Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

### Welcoming Reception Hallway

The 'L' shaped reception hallway has the staircase rising to the first floor and doors providing access into the lounge, the breakfast kitchen, ground floor bedroom, garden room and shower room. The hallway has wall light points, cornice to the ceiling and a radiator.

### Lounge 16' 11" x 12' 10" (5.15m x 3.91m) (at widest points)

This charming reception room is located to the front of the property, has windows overlooking the front garden, and glazed French doors leading out to the front patio and garden beyond. The focal point of the lounge is the feature fireplace with log burning stove inset. The room also has cornice to the ceiling, a ceiling light point and a radiator.

### Breakfast Kitchen 18' 10" x 13' 4" (5.74m x 4.06m) (at widest points)

This superb room is 'L' shaped and has a window to the front elevation and two opaque windows to the side. A glazed door leads into the utility room. The kitchen is fitted with an excellent range of farmhouse style base units complemented with solid wood work surfaces. There is a Belfast sink and space for a free standing electric Range cooker with canopy above (the ones in-situ are included within the sale). In addition there is ample space for an American style fridge/freezer. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a radiator. The breakfast kitchen is of sufficient size to comfortably accommodate a large dining table.

### Utility Room 13' 9" x 5' 1" (4.19m x 1.55m)

The utility room has three high level windows to the side elevation and a half glazed door providing access out to the garden. The room is fitted with base units, a twin Belfast sink and solid wood work surfaces. There is space and plumbing for both a washing machine and a tumble dryer. The central heating boiler is located here. The utility room has a ceramic tiled floor, wall light points and a radiator.

### Garden Room 11' 3" x 7' 4" (3.43m x 2.23m)

This delightful room is currently utilised as an additional sitting room but would serve equally well as a home office/study. The garden room has superb views of the rear garden and sliding patio doors leading out into the garden. The room has cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom One 14' 4" x 9' 4" (4.37m x 2.84m)

This very good sized ground floor bedroom has a window to the rear elevation enjoying views over the pretty garden. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

### Ground Floor Shower Room 7' 8" x 5' 2" (2.34m x 1.57m)

This well appointed shower room is fitted with a double width walk-in shower with mains rainwater head shower. There is a sink and a WC. The shower room is enhanced with contemporary floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

## First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor landing which has doors into two further bedrooms and the bathroom. The landing has a useful storage cupboard which also houses the control unit for the solar panels. The landing has timber panelling, a ceiling light point and a radiator.

### Bedroom Two 14' 8" x 13' 9" (4.47m x 4.19m) (including door recess)

A double bedroom with a window to the front elevation and a hipped roof with restricted head height towards the eaves. The bedroom has a double fitted storage cupboard together with further storage space within the eaves. There is also an exposed beam, a ceiling light point and a radiator.

### Bedroom Three 13' 6" x 11' 1" (4.11m x 3.38m) (excluding wardrobes)

Bedroom three is also a great sized double and has a window to the rear elevation overlooking the garden. This bedroom has a comprehensive suite of fitted wardrobes located within the eaves and, as with bedroom two, has restricted head height. The room is currently utilised as a hobby room/study and has timber panelling to the walls, recessed ceiling spotlights and a radiator.

## Family Bathroom

The bathroom has a skylight window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. There is a ceiling light point and a heated towel rail installed.

## Outside

Brambles stands on a truly delightful plot and is approached via a long driveway which sweeps down the side of the property to a carport and provides off road parking for numerous vehicles. Adjacent to the driveway is the enclosed front garden. Situated next to the French doors from the lounge is a raised patio which is ideal for outdoor seating and entertaining and is a wonderful spot to enjoy views across the garden. The front garden has been very tastefully landscaped and comprises a number of shaped borders containing a vast array of mature shrubs, plants and trees to encourage maximum wildlife. There is also a sunken pond. Gated access leads to the rear garden.

## Rear Garden

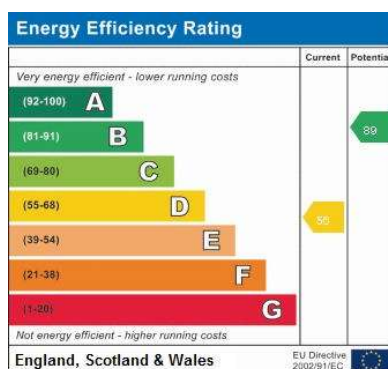
The rear garden is of an excellent size and has been hard landscaped. Once again there are numerous borders that are exceptionally well stocked. The rear garden has a further pond, a pergola, and a raised patio situated adjacent to the patio door from the garden room. At the rear of the utility room is a covered seating shelter. The purpose built timber garden shed is included within the sale.

## Solar Panels

We have been informed that the solar panels are owned outright.

## 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

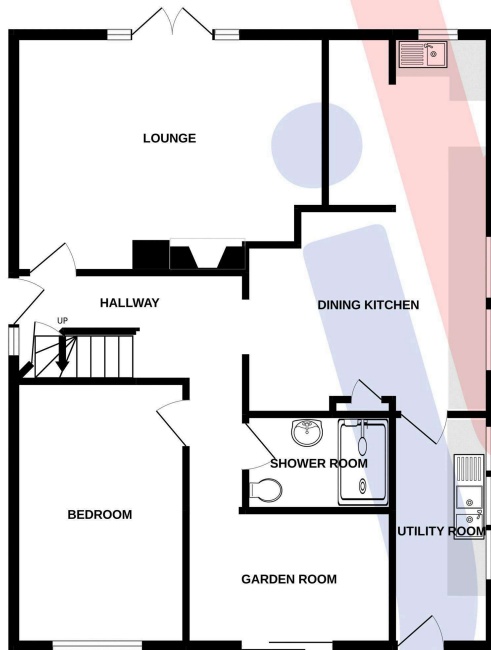
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

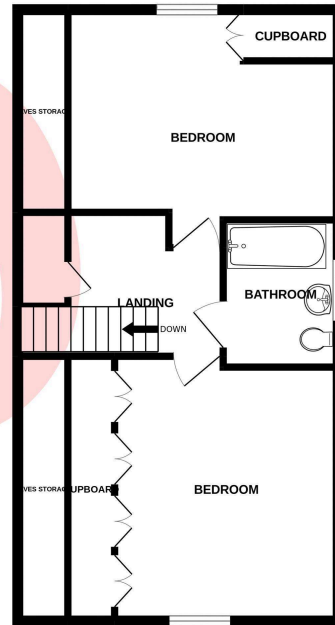
## Services/Referral Fees

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. 00006390 30 September

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 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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