

Crown House, North Muskham



GUIDE PRICE £550,000 to £570,000. A truly remarkable four bedroom detached residence situated in the heart of this sought after village and available for purchase with NO CHAIN. This property is finished to an exceptionally high specification and in addition to the four double bedrooms, there are four/five reception rooms, a fabulous dining kitchen, utility, bathroom and two en-suites. There is a wonderful outdoor kitchen and an office pod. The property has many unique features and needs to be viewed to be appreciated!

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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. Newark North Gate Railway Station is on the East Coast mainline and regular trains to London Kings Cross take 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 bespoke fitted storage ideal for coats, boots etc. There is a ceramic tiled floor and a recessed ceiling spotlight. The property has underfloor heating throughout the ground floor. A door opens into the open plan reception hallway and study.

Study Area 11' 9" x 11' 5" (3.58m x 3.48m)

Currently utilised as a home office/study, this area has a window to the front elevation and the same flooring that flows through from the hallway. The study area has recessed ceiling spotlights and would serve equally well as an additional sitting room if required. This continues into an open plan hallway space.

Open Plan Hallway

This space provides access to the lounge, dining kitchen, utility area and cloakroom. Also from here the staircase rises to the first floor and beneath the staircase a further door opens to reveal the staircase leading down to the cellar. Within the hallway is a feature glass plate with the cellar illuminated below. The hallway has the same flooring that flows through from the porch, bespoke fitted storage cupboards and recessed ceiling spotlights.

Cloakroom

The ground floor cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The cloakroom has the same flooring, recessed ceiling spotlights and an extractor fan.

Lounge 20' 3" x 11' 8" (6.17m x 3.55m)

This formal lounge has dual aspect windows to the front and side elevations. The focal point of the room is the feature fireplace with brick chimneybreast and log burning stove inset. The lounge has the same flooring as that of the hallway, recessed ceiling spotlights and a small but useful storage cupboard.

Utility Area 8' 1" x 6' 0" (2.46m x 1.83m)

The utility area has a door leading out to the driveway and is fitted with a range of base and wall units complemented with granite work surfaces. There is a stainless steel sink, and space and plumbing for a washing machine and tumble dryer. The central heating boiler is located here. The utility area has the same flooring as that of the hallway and recessed ceiling spotlights.

KITCHEN/DINING AND FAMILY ROOM 30' 0" x 27' 2" (9.14m x 8.27m) (at widest points, all three areas combined)

This superb open plan 'L' shaped room is informally divided into the kitchen, dining and family areas. The entire room is complemented with a ceramic tiled floor.

Dining Area 12' 2" x 12' 2" (3.71m x 3.71m)

The dining area has a window to the side elevation, bi-fold doors leading out to the garden and a ceiling light point.

Kitchen Area 15' 5" x 13' 7" (4.70m x 4.14m)

The kitchen area is fitted with a fabulous range of bespoke base and wall units, including display cabinets, complemented with granite work surfaces. There is a central island which incorporates a breakfast bar and a one and a half bowl sink, together with further storage. The free standing gas fired (LPG) range cooker and extractor hood are included within the sale. Integrated appliances include a full height fridge and freezer, dishwasher and microwave. The kitchen area also kickboard lighting and recessed ceiling spotlights.

Family Area 13' 11" x 12' 4" (4.24m x 3.76m)

This wonderful space has a window to the rear elevation looking through to the outdoor kitchen, and a further set of bi-fold doors leading out to the garden. The glass lantern above makes the family area particularly bright and airy. In addition there are recessed ceiling spotlights and a wall mounted air conditioning unit.

Outdoor Kitchen 15' 1" x 12' 4" (4.59m x 3.76m)

This splendid purpose built outdoor kitchen provides the perfect entertaining space and has bi-fold doors to both aspects, a ceramic tiled floor and recessed ceiling spotlights. There is also a large glass lantern.

Cellar 9' 3" x 7' 5" (2.82m x 2.26m)

The cellar provides a useful storage facility.

First Floor Landing

The staircase rises from the hallway to the first floor landing. At the half landing there is an opaque window and a small storage cupboard. The landing has doors into all four double bedrooms, the dressing room and family bathroom. The airing cupboard is located here. The landing has recessed ceiling spotlights, a sky tunnel and two radiators.

Bedroom One 14' 3" x 12' 5" (4.34m x 3.78m)

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

Bedroom One En-suite

The en-suite is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is enhanced 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 14' 9" x 11' 11" (4.49m x 3.63m) (plus storage recess)

A further great sized double bedroom having a window to the front elevation, recessed ceiling spotlights, a ceiling light point and a radiator. A door leads to the en-suite.

En-suite to Bedroom Two

Fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and WC. The en-suite also has contemporary ceramic floor and wall tiling, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Three 11' 11" x 11' 9" (3.63m x 3.58m)

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

Bedroom Four 11' 8" x 8' 1" (3.55m x 2.46m)

A further double bedroom with a window to the side elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Family Bathroom 10' 5" x 8' 0" (3.17m x 2.44m)

This very well appointed family bathroom has an opaque window to the side elevation and is fitted with a contemporary white suite comprising a double ended bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains rainwater head shower. The bathroom has ceramic floor and wall tiling, recessed ceiling spotlights and two heated towel rails.

Dressing Room 10' 4" x 8' 1" (3.15m x 2.46m)

The dressing room has a window to the rear elevation, a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Outside

To the front of the property is a footpath leading to the front door beneath a canopied porch. There is an enclosed garden area with resin footpath which continues down to the resin driveway providing off road parking for two vehicles and in turn leads to the detached

garage. There is further parking available to the rear of the garden and this is accessed via separate twin wooden gates. Gated access leads to the rear garden.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been beautifully landscaped in a contemporary style to match that of the house and comprises a well maintained lawn edged with raised borders containing a variety of mature shrubs and plants. There is a sizeable patio area situated adjacent to the rear of the house and this provides a wonderful outdoor seating and entertaining space. Located at the foot of the garden is a bespoke office pod which is equipped with both power and lighting and is included within the sale.

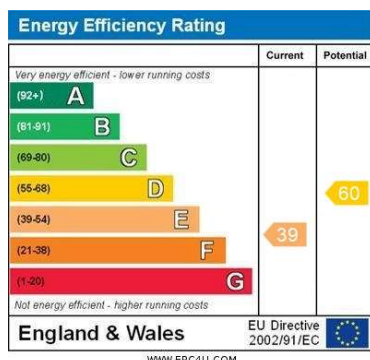
Detached Timber Garage 21' 7" x 11' 0" (6.57m x 3.35m)

This oversized garage has an electrically operated up and over door to the front elevation and a personnel door to the side. The garage is equipped with power and lighting.

Services

Mains water, electricity and drainage are connected. LPG central heating is installed.

Council Tax Band F.



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

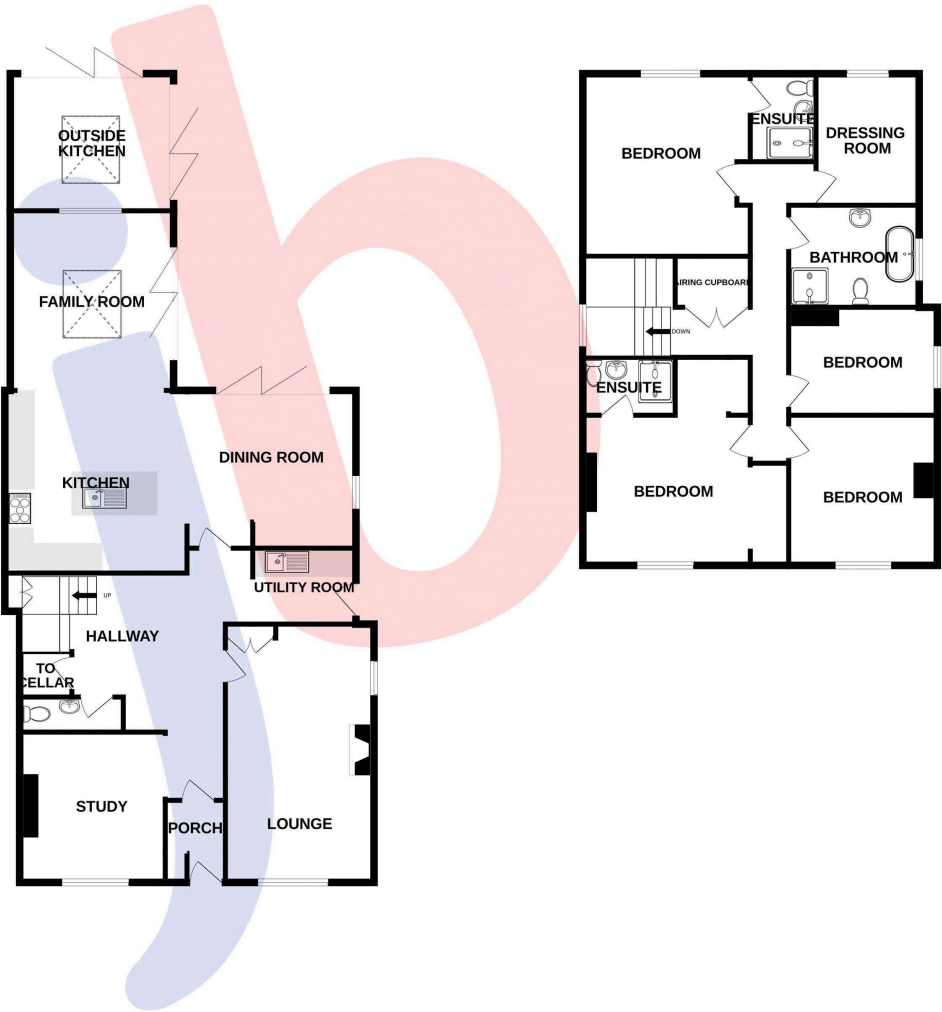
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BASEMENT
69 sq ft. (6.4 sq m.) approx.

GROUND FLOOR
1374 sq ft. (127.6 sq m.) approx.

1ST FLOOR
1034 sq ft. (96.1 sq m.) approx.

CELLAR



TOTAL FLOOR AREA : 2477 sq.ft. (230.1 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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