



GREEN LANE | WALESBY | NEWARK | NG22 9PA

**BuckleyBrown**  
ESTATE AGENTS

A HOME OF TRUE DISTINCTION!.. This truly outstanding five-bedroom detached property offers the true wow factor in our opinion. Standing proud on an incredible plot and with a beautifully presented and modern interior, this property is the perfect choice for families to make memories for years to come. Words simply can't do this one justice enough!

Upon entry, you will instantly fall in love with the stunning circular hallway where the helical staircase is the real star of the show. From here, you'll access the incredible living room where you have plenty of space to enjoy with family and friends. The kitchen is just next door and offers a magnificent range of shaker style units and integrated appliances to utilise, along with ample dining/entertaining space and bi-fold doors that lead you outside. There's also a handy utility leading off here with space for additional appliances/storage. In addition, there's a separate dining room, along with a study room, both of which are perfect for utilising to your own advantage. Furthermore, there's a handy WC that completes the floor. The ground floor also benefits from underfloor heating throughout.

The first floor only continues to impress with its stunning circular landing. You'll gain access to all five bedrooms here, each of which has been kept to a pristine standard throughout. The master bedroom benefits from its own walk-through wardrobe and private ensuite facility, whilst the fourth and fifth bedroom share a Jack and Jill style ensuite. The family bathroom can also be found off the landing and completes the floor with a luxurious suite.

The outside space is no exception to the excellence provided internally. Standing on an approximate 0.4 acre plot, you'll find a magnificent rear garden with an extensive lawn, generous patio seating area, decking with superb gazebo, along with beautiful surrounding shrubs and trees. The front of the property boasts an exceptional driveway, alongside a two-storey double garage.





### Entrance Hall

Beautiful circular hallway with helical staircase leading up to the first floor, downlights, underfloor heating and access into all ground floor rooms.

### Kitchen 16'5" x 22'5"

Complete with a stunning range of shaker style wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated twin ovens, integrated dishwasher, integrated fridge-freezer and integrated coffee machine with a coffee cupboard station. There's a kitchen island with fitted wine fridge, Induction hob and extractor, and additional storage cupboards, along with ample dining space, herringbone flooring,

underfloor heating, downlights, window to the side elevation and bi-folding doors leading out to the rear garden.

### Utility 5'9" x 9'10"

Complete with a range of shaker style wall and base units matching that of the kitchen, with complementary worktop over, inset sink and drainer with mixer tap, space and plumbing for additional appliances, downlights, herringbone flooring, window to the side elevation and a door leading outside.

### Lounge 16'7" x 27'4"

Incredible sized and benefitting from a feature fireplace, ample space for furnishings, downlights, underfloor heating,

two windows to the rear elevation and patio doors that lead out to the rear garden.

### Dining Room 10'1" x 15'1"

With ample dining space, underfloor heating and a window to the side elevation.

### Study 8'6" x 12'4"

With ample space and versatility to utilise to your own advantage, underfloor heating and two windows to the front elevation.

### WC 3'11" x 6'6"

Complete with a low flush WC, vanity hand wash basin and opaque window to the front elevation.

### Landing

Beautiful circular landing with fitted carpets, downlights, storage cupboards, window to the front elevation and access into;

### Master Bedroom 16'4" x 18'0"

With fitted carpets, walk-through wardrobe, downlights, window to the rear elevation and access to a private ensuite facility.

### Ensuite 7'7" x 8'11"

Complete with a walk-in shower/wet room, low flush WC, vanity hand wash basin, underfloor heating and opaque window to the rear elevation.



**Bedroom Two 13'1" x 13'5"**

With fitted carpets, built-in wardrobes, feature fireplace, downlights and two windows to the rear elevation.

**Bedroom Three 8'4" x 12'4"**

With fitted carpets, built-in wardrobes, downlights and two windows to the front elevation.

**Bedroom Four 8'6" x 12'4"**

With fitted carpets, built-in wardrobes, downlights, two windows to the front elevation and access to a Jack and Jill style ensuite shared with bedroom five.

**Bedroom Five 7'6" x 13'5"**

With fitted carpets, built-in wardrobes, downlights, window to the side elevation and

access to a Jack and Jill style ensuite that is shared with bedroom four.

**Jack & Jill Ensuite 6'2" x 8'2"**

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin and underfloor heating.

**Family Bathroom 12'4" x 13'1"**

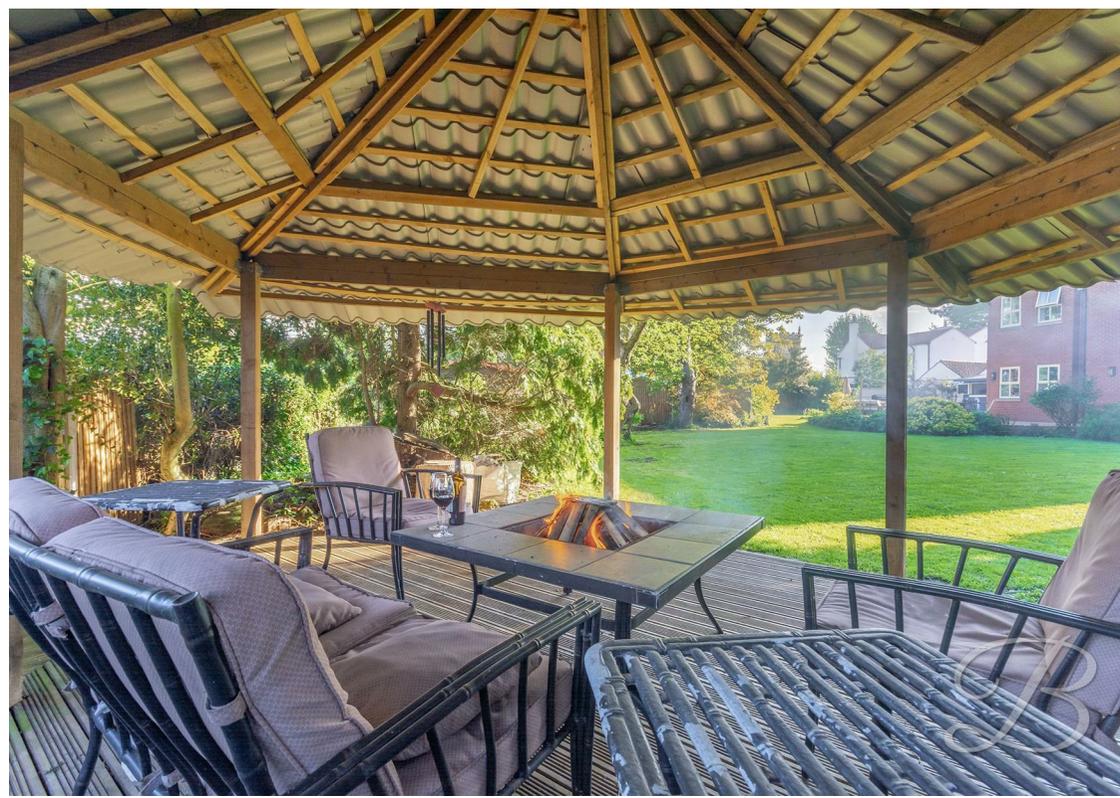
Complete with a beautiful fitted bath, low flush WC, bidet, hand wash basin, downlights, full-height tiling, underfloor heating and opaque window to the side elevation.

**Outside**

To the front of the property is a hugely generous private driveway, allowing space for ample off-road parking. This is alongside

a two-storey double garage (3.00m x 6.10m), electric gate and a beautiful pathway leading up to the front porch. The rear garden is spectacular, being an approximate 0.4 acres in size with a hugely generous patio seating area, extensive lawns, decking with a well-built gazebo above and a stunning array of surrounding mature shrubs and trees.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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