



Offers Over £600,000 Freehold

AUTUMN HOUSE UPPER ROW | DUNHAM-ON-TRENT | NEWARK | NG22 0UF

**BuckleyBrown**  
ESTATE AGENTS

PICTURE PERFECT!...Situated on an enviable plot with picturesque views of farmland at both the front and rear, this stunning four-bedroom home offers a unique blend of modern fixtures and rustic charm. Accessed via a gated entrance, the property boasts a spacious driveway leading to a double detached garage, ensuring ample parking and a grand entrance.

The ground floor features a beautifully designed layout that includes a welcoming hall leading into a variety of functional spaces. The living room, presenting unique arched windows, provides a bright and airy atmosphere, complemented by a cozy log and coal burner for those chilly evenings. Adjacent to the living room, the dining room presents the perfect setting for family meals and entertaining guests. The heart of the home, the kitchen/dining room, showcases exposed ceiling beams and neutral-toned shaker-style wall and base units, adding a touch of character to this modern space. A utility room provides additional practicality, while the office offers a quiet space for remote working or studying. The ground floor is completed by a convenient WC.

Upstairs, the property features four generously sized bedrooms, each offering a beautiful presentation. The master bedroom includes an en-suite bathroom, providing a great spot for unwinding. Bedroom two also boasts an en-suite facility, ensuring privacy and convenience for family members or guests. A well-appointed family bathroom serves the remaining bedrooms.

The exterior of the property is equally impressive, with a rear garden that boasts a large patio seating area- perfect for alfresco dining and summer gatherings. The well-maintained lawn and decorative shrubbery add a touch of natural beauty, creating a serene outdoor space to enjoy year-round.

This beautifully presented home, with its homely and characterful interior, offers the perfect setting for a forever home. Don't miss the opportunity!





**Living Room 13'11" x 22'0"**  
 With carpet to flooring, three central heating radiators, log and coal burner, exposed ceiling beams, down lights, double arched windows to the side elevation, bay front window, double windows to the rear elevation and French doors leading outside.

**Kitchen/Dining Room 10'7" x 24'2"**  
 Fitted with shaker style wall and base units, Quartz work surface, inset sink with mixer tap above, space for a Rangemaster cooker, extractor fan, tiled walls, integrated dishwasher, under counter integrated fridge and freezer, down

lights, exposed ceiling beams, down lights and window to the rear elevation.

**Conservatory 8'8" x 13'2"**  
 With a central heating radiator, surrounding windows, exposed beams and French doors leading outside.

**Utility 9'3" x 10'2"**  
 With cabinets providing additional storage, work surface, inset sink with a mixer tap above, plumbing for a washing machine and tumble dryer. Together with a window to the side elevation.



**Office 8'6" x 11'6"**  
 With carpet to flooring, central heating radiator, air-conditioning and bay window to the front elevation.

**WC**  
 Fitted with a low flush WC, pedestal sink, tiling and an opaque window to the side elevation,

**Bedroom One 13'10" x 18'1"**  
 With carpet to flooring, central heating radiator, air-conditioning and dual aspect windows. There is also access to an en-suite.

**En-Suite 5'8" x 7'1"**  
 Complete with a low flush WC, enclosed shower, wash hand basin, vanity storage, chrome heated towel, down lights, wall tiling and an opaque window.

**Bedroom Two 12'5" x 14'0"**  
 With carpet to flooring, central heating radiator and window to the rear elevation. There is also a window to the rear elevation.

**En-Suite 5'8" x 7'1"**  
 Fitted with a panelled bath, overhead shower, wash hand basin, low flush WC, central heating radiator, vanity



storage, modern wall tiling and an opaque window to the rear elevation.

Bedroom Three 9'5" x 14'1"  
With carpet to flooring, central heating radiator and window to the front elevation.

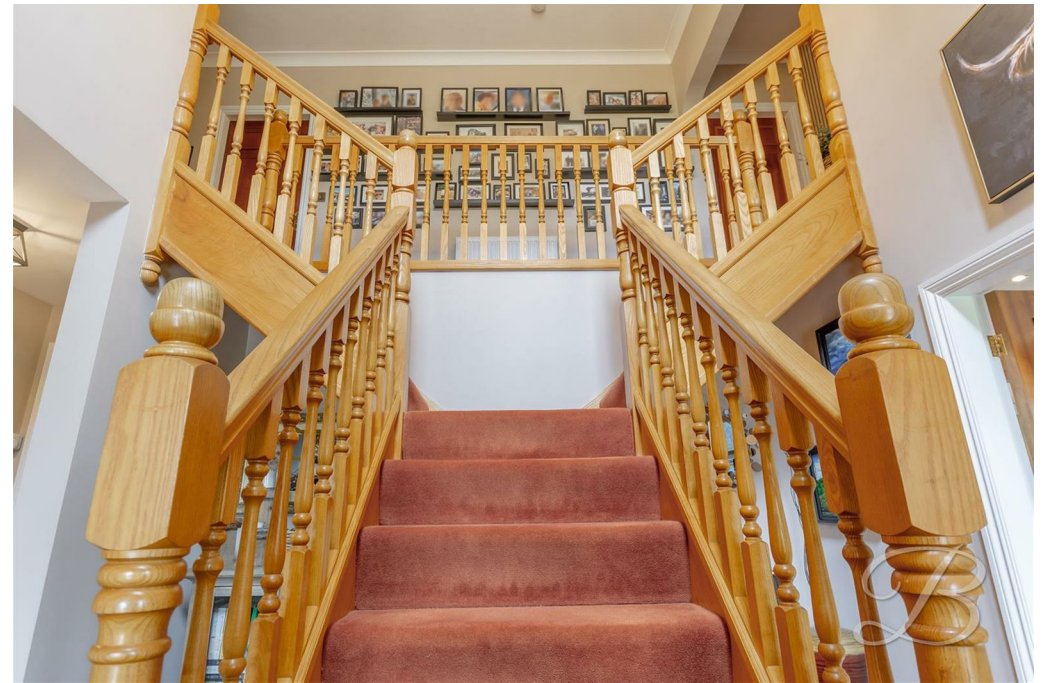
Bedroom Four 6'7" x 10'4"  
With carpet to flooring, central heating radiator and window to the rear elevation.

Bathroom 7'1" x 10'9"  
Complete with a panelled bath, low

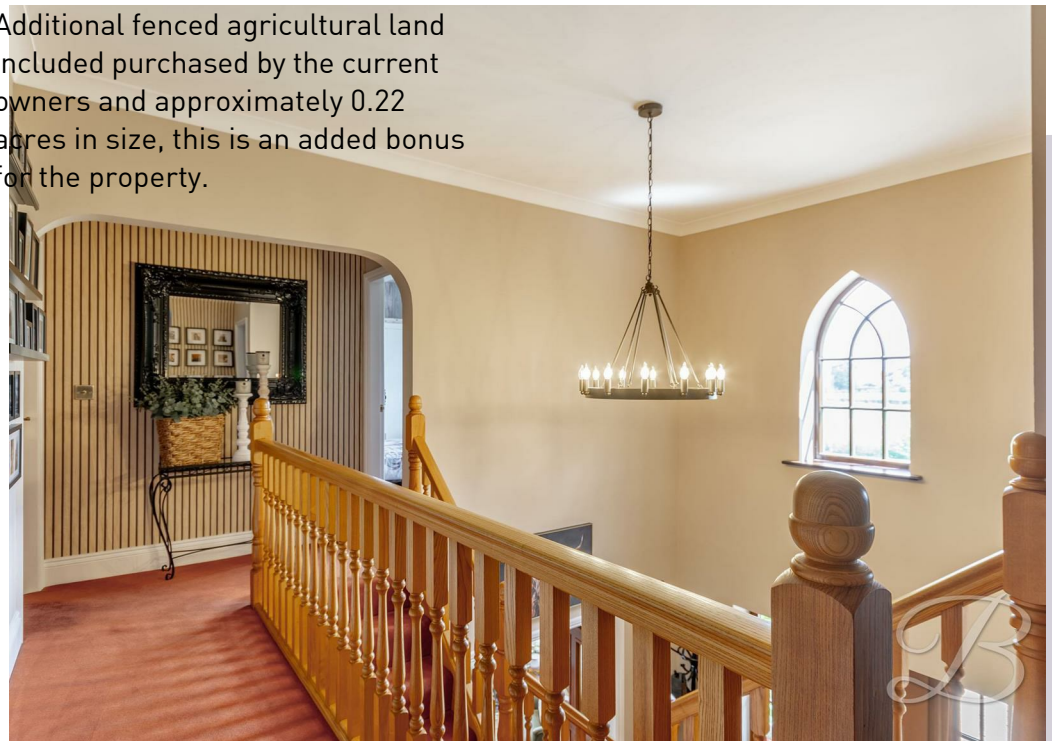
flush WC, wash hand basin, vanity storage, enclosed shower.

Outside  
With a gated entrance providing access to a spacious driveway and a double detached garage. The rear garden boasts a large patio seating area, maintained lawn and decorative shrubbery adding a beautiful finish. With outlook of farm land to the front and rear, external lighting and electric. With an additional BBQ seating area.

Agricultural land



Additional fenced agricultural land included purchased by the current owners and approximately 0.22 acres in size, this is an added bonus for the property.









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>		
(69-80) <b>C</b>	71	79
(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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