



PORTFOLIO
from

 **william h brown**

Holly Tree Cottage, Eastgate, Normanton-On-Trent, Newark, NG23 6RN

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This delightful four bedroom detached property is located within the delightful rural village of Normanton On Trent, briefly comprising of Entrance porch, Study, Living room, Kitchen, Utility room, WC/cloakroom, Master bedroom with en-suite shower room, Three further bedrooms and Family bathroom.



Entrance Porch

Entrance porch is accessed from the side of the property via a wooden stable door from the driveway with two double glazed windows to the front and rear.

Entrance Hall

Leading in from the street with stairs to the first floor and door into the living room.

Living Room

12' 10" x 14' max (3.91m x 4.27m max)

Spacious living room with exposed brick fireplace with log burner, beamed ceilings, storage cupboard and radiator. Double glazed window to the front.

WC/Cloakroom

Leading off the utility room with tiled floor, WC, wash hand basin and obscured double glazed window to the rear.

Study

6' 5" x 12' 8" (1.96m x 3.86m)

Tiled floor, double glazed window to the side and radiator. Accessed from the entrance porch and living room.



Kitchen

17' 8" x 10' (5.38m x 3.05m)

A range of low level units with part tiled walls, freestanding electric cooker, space for fridge/freezer, extractor and tiled floor. Double glazed window to the rear and double glazed French doors to the rear garden.

Utility Room

6' 5" x 10' (1.96m x 3.05m)

A range of low and eye level units with stainless steel sink, plumbing for an under counter appliance and the current owner has a dryer on top of the worktop. Door leading into the WC/Cloakroom and obscured window.

First Floor

Landing

Landing with access to all four bedrooms and family bathroom.

Bedroom One

13' 5" x 12' 8" excluding wardrobes (4.09m x 3.86m excluding wardrobes)

Spacious bedroom with built in wardrobes, radiator and double glazed window to the front.

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En-Suite

Shower, wash hand basin and obscured double glazed window to the front.

Bedroom Two

8' 11" x 10' 3" (2.72m x 3.12m)

Radiator and double glazed window to the rear.

Bedroom Three

6' 6" x 12' 10" (1.98m x 3.91m)

Radiator and double glazed window to the side.

Bedroom Four

6' 8" x 7' 11" (2.03m x 2.41m)

Radiator and double glazed window to the rear.

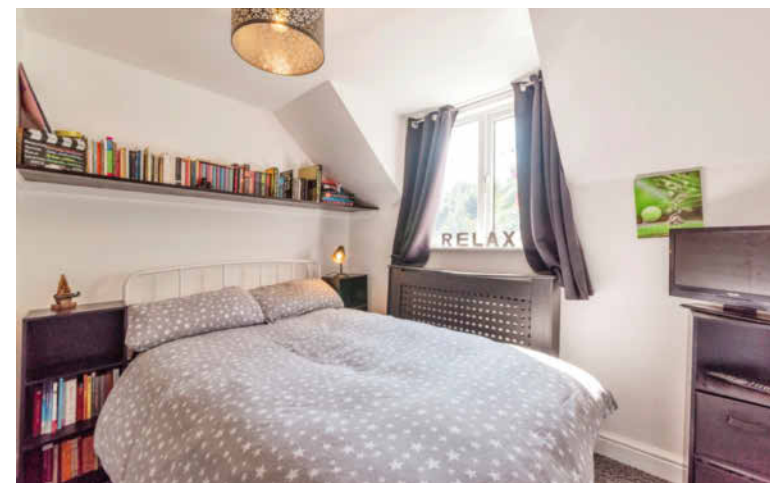
Bathroom

Beautiful family bathroom with wooden paneling, WC, wash hand basin, freestanding roll top bath with traditional shower mix tap, radiator and Velux window.

Outside

Front & Rear Garden

The property is situated on Eastgate with wooden front door into the entrance and brick wall/gate to the graveled driveway. The rear of the property benefits from an enclosed mainly laid to lawn area, patio area with low level wall and steps to the lawned area, three sheds and housing with the oil fired central heating boiler.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Holly Tree Cottage, Eastgate, Normanton-On-Trent, Newark, NG23 6RN

This delightful four bedroom detached property is located within the delightful rural village of Normanton-On-Trent and is ideal for those looking for spacious accommodation and a beautiful garden. The ground floor accommodation comprises of Entrance hall, Entrance porch, Study, Living room with log burner, Kitchen, Utility room and WC/Cloakroom. The first floor comprises of Landing, Master bedroom with en-suite shower room, Bedroom two, Bedroom three, Bedroom four and family bathroom with WC, wash hand basin and freestanding roll top bath. Externally the property benefits from a gated graveled driveway, patio and lawn area.

Offers over

£375,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN, UTILITY & WC/CLOAKROOM
- FAMILY BATHROOM WITH FREESTANDING ROLL TOP BATH

Tenure: Freehold

EPC Rating: E

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To find out more information or to arrange a viewing call

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