



PORTFOLIO
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Watson Close, North Clifton, Newark, NG23 7AL

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***** EQUESTRIAN FACILITIES ***** A unique opportunity to own this beautifully presented four bedroom detached family home nestled in approximately 0.68 acres and countryside views. Situated in the sought after village of North Clifton with easy access to Newark-on-Trent with direct trains to London.



Entrance Hall

A stunning entrance hall with full height double glazed window to the first floor, under stairs storage cupboard, radiator and stairs rising to the first floor.

WC/Cloakroom

Part tiled cloakroom with WC, wash hand basin, radiator and obscured double glazed window.

Study

6' 4" x 7' 7" max (1.93m x 2.31m max)

Leading off the entrance hallway there is a separate study/hobby room with radiator and double glazed window.

Living Room

18' 2" excluding bay x 12' 3" max (5.54m excluding bay x 3.73m max)

A generously sized dual aspect living room with brick fireplace, two radiators, double glazed bay window to the front and double glazed French doors to the rear.

Dining Room

8' 5" x 12' (2.57m x 3.66m)

Separate dining room offering views to the garden/fields with double glazed window to the rear and radiator. Double doors leading into the kitchen.



Kitchen

16' 11" max x 18' 2" max (5.16m max x 5.54m max)

A range of low and eye level units with part tiled walls and fully tiled floor, electric hob, extractor, double oven and integrated dishwasher. The kitchen also offers an island ideal for entertaining. In addition there are a set of double glazed French doors to the garden, two double glazed windows and radiator.

Utility Room

6' 8" x 8' 5" max (2.03m x 2.57m max)

Accessed off the kitchen with a range of low and eye level units with part tiled walls, space for fridge/freezer

and door to the side of the property.

First Floor

Landing

A large bright and airy landing with full height double glazed window to the front and access to all four bedrooms and family bathroom.

Bedroom One

16' 6" x 16' 8" (5.03m x 5.08m)

A stunning DOUBLE bedroom with Juliette balcony to the front with double glazed French doors, walk in wardrobes with storage cupboard, radiator and double glazed

window to the side.

En-Suite Bathroom

A modern three piece en-suite with WC, wash hand basin, shower cubicle with mermaid boarding, radiator and obscured double glazed window.

Bedroom Two

17' 4" max x 16' (5.28m max x 4.88m)

A spacious DOUBLE bedroom with two storage cupboards, three double glazed windows and two Juliette balconies with double glazed French doors.

En-Suite Bathroom

Another modern three piece en-suite with WC, wash hand basin, shower cubicle with electric shower, radiator and obscured double glazed window to the rear.

Bedroom Three

13' x 10' 2" (3.96m x 3.10m)

An additional DOUBLE bedroom with two storage cupboards, radiator and double glazed window to the front.

Bedroom Four

12' x 8' 5" (3.66m x 2.57m)

A good size fourth bedroom with storage cupboard and double glazed window to the rear.

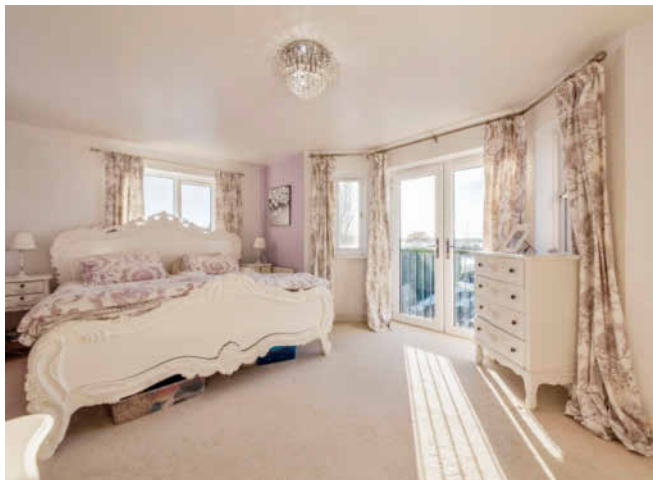
Family Bathroom

A modern fitted four piece family bathroom with part tiled walls, WC, wash hand basin, freestanding bath, shower cubicle with mermaid boarding and radiator. Obscured double glazed window.

Outside

Front Garden

The front of the property benefits from having a low maintenance frontage with large driveway for multiple cars, side gate access to the rear and paved path leading





to the front door.

Rear Garden

The rear garden offers stunning field views, two paved patio areas, laid to lawn, summer house and hot tub which will be staying. The equestrian facilities can be found to the rear of the garden with two stables, tack room and eight kennels.

Double Garage

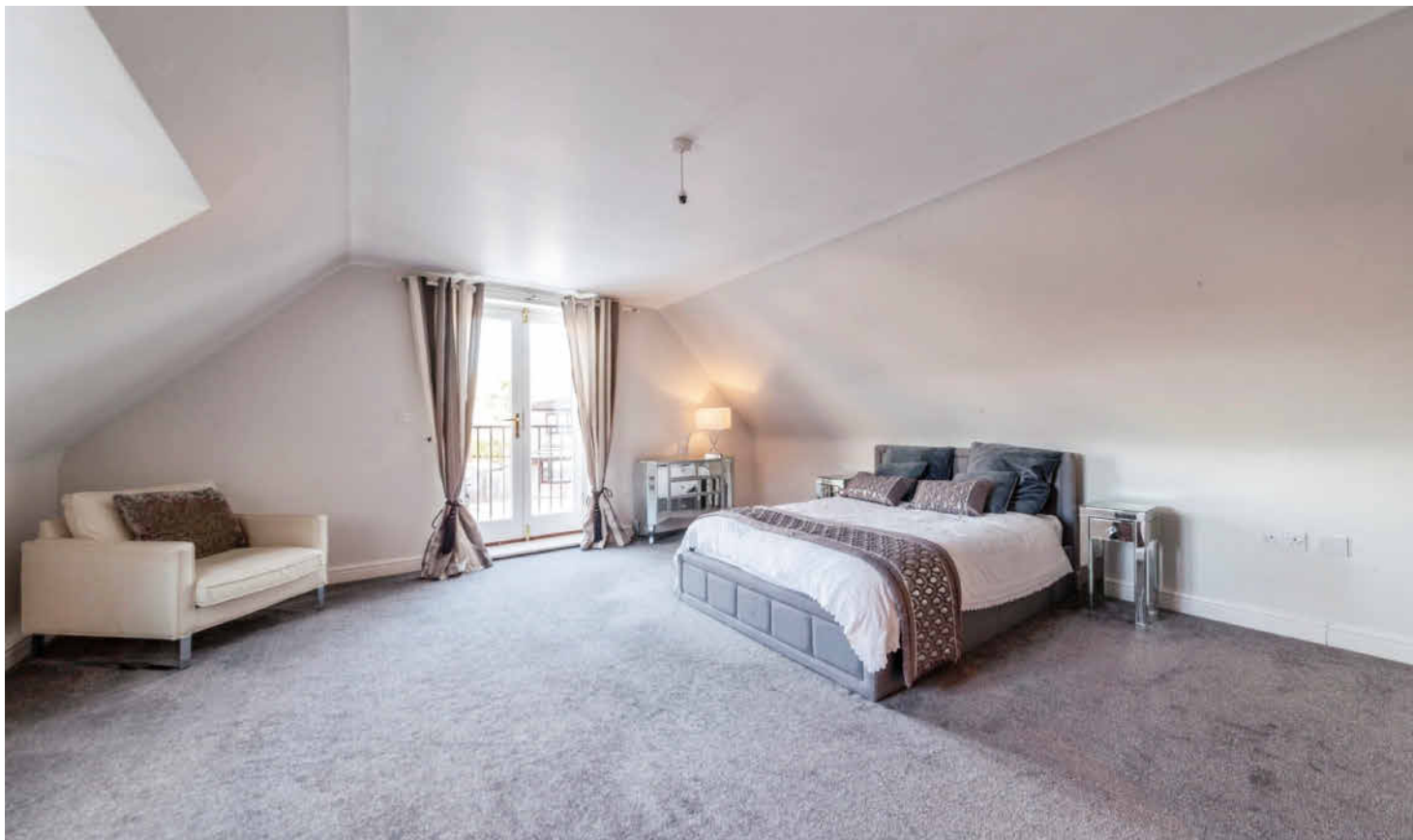
Double garage with two electric up and over doors with access into the entrance hall and pedestrian door to the side and double glazed window to the front.

Summerhouse

Large summerhouse located to the rear of the property.

Stables

Located at the rear of the property with two stables, store room and kennels barn.





Ground Floor



First Floor



Outbuilding

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

Watson Close, North Clifton, Newark, NG23 7AL

*** EQUESTRIAN FACILITIES *** A unique opportunity to own this beautifully presented four bedroom detached family home nestled in approximately 0.68 acres and countryside views. The property would be ideal for equestrian and horse/dog lovers as the property features a paddock, two stables, eight kennels and tack room. The ground floor comprises of Entrance hall, WC/ Cloakroom, Study, Living room, Dining room, Kitchen and Utility room. The first floor comprises of Landing, Master bedroom with En-suite, Bedroom with En-suite, Bedroom three, Bedroom four and Family bathroom. Externally the property boasts a large driveway, double garage and mature front and rear gardens. The property is also equipped with two stables, eight kennels, tack room and paddock.

£575,000

- FOUR BEDROOM DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- EQUESTRIAN FACILITIES
- TWO EN-SUITE BATHROOMS, FAMILY BATHROOM & WC/ CLOAKROOM

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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