



Wheelgate Vicarage Road  
South Clifton, Newark, NG23 7AQ

**Offers Over £450,000**

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## Wheelgate Vicarage Road

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\*\*\*COUNTRYSIDE VIEWS\*\*\* Wheelgate is not just a house, it's a place where memories will be made. From cosy evenings in the living room to sunny mornings in the garden, every corner of this home has been modernised to a high specification with much love by the current owners. Their attention to detail is noticeable the moment you enter through the electric gates. Wheelgate is nestled on the edge of a rural village location offering peace and tranquillity with open countryside views to the rear and sits on a plot of approximately 0.2 acres. The well presented accommodation offers spacious light & airy rooms to accommodate room for a growing family, space for guests or entertaining in a lounge that measures over 24ft. The garden room has a vaulted ceiling with French doors that open onto the decked seating terrace where you can enjoy those summer evenings. The well-appointed accommodation to the ground floor boasts an entrance hall, a modern shaker style kitchen diner, utility room, lounge housing a log burner, garden room, two double bedrooms with an ensuite to bedroom two and a family bathroom. The first floor landing leads to bedroom three and the master bedroom which has an ensuite and a walkin wardrobe. The private gardens are mainly to the front and side which are laid to lawn with various trees, a gravelled driveway to provide parking for several vehicles and a decked seating terrace. The rear of the property offers privacy and tranquillity where you can enjoy your morning coffee on the decked veranda running along the whole property whilst enjoying the open views.

The property benefits from oil fired heating, UPVC double glazing, a double detached garage with a storeroom, and a detached cabin currently used as an office with power & lighting.





## Location

### Entrance Hall

**Lounge**  
24'0 x 18'5 (7.32m x 5.61m)

**Garden Room**  
14'2 x 8'0 (4.32m x 2.44m)

**Kitchen Diner**  
18'11 x 11'9 (5.77m x 3.58m)

**Utility Room**  
10'1 x 6'2 (3.07m x 1.88m)

**Bedroom Two**  
12'11 x 10'8 (3.94m x 3.25m)

**Ensuite**  
6'9 x 3'0 (2.06m x 0.91m)

**Bedroom Four**  
10'4 x 8'9 (3.15m x 2.67m)

**Bathroom**  
6'9 x 6'8 (2.06m x 2.03m)

### First Floor

**Bedroom One**  
16'6 x 13'1 (5.03m x 3.99m)

**Ensuite**  
6'10 x 6'7 (2.08m x 2.01m)

**Walk in Wardrobe**  
6'10 x 6'0 (2.08m x 1.83m)

**Bedroom Three**  
13'1 x 12'8 (3.99m x 3.86m)

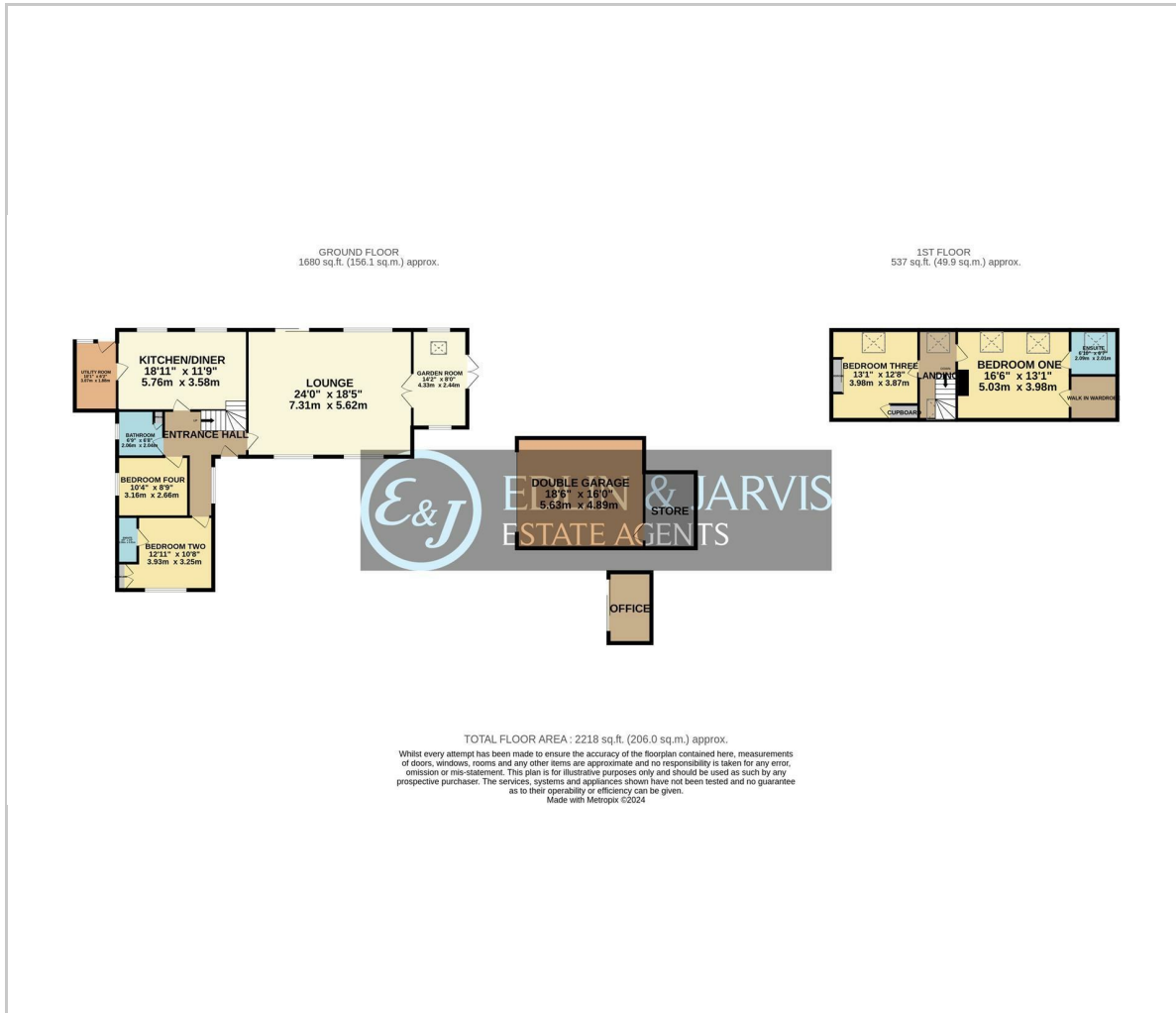
### Outside

**Double Garage**  
18'6 x 16'0 (5.64m x 4.88m)

**Store Room**  
11'1 x 7'6 (3.38m x 2.29m)

**Office/Cabin**  
10'9 x 7'3 (3.28m x 2.21m)

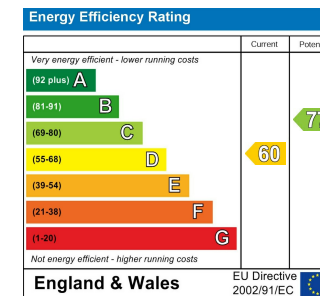
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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