



EDLIN & JARVIS
ESTATE AGENTS



Brindles Norwell Road
Caunton, Newark, NG23 6AF

Guide Price £500,000 to £525,000



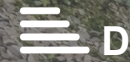
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Brindles Norwell Road

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*** ELEVATED POSITION WITH OPEN COUNTRY VIEWS **** Brindles, is a delightful, individually built four bedroom detached family home, on high ground above the the highly sought-after village of Caunton with countryside views. This property was designed by the current owners, constructed by Rhodes builders in 1994 and sits on a plot of approximately 0.2 acres. The family has shared many happy times and enjoyed the beautiful cottage-style gardens that look out onto the open countryside. The property offers versatility with the master bedroom being located on the ground floor with an ensuite and a large store room on the first floor measuring over 19ft which could be easily converted into another bedroom subject to planning. The ground floor accommodation comprises a porch, entrance hall, lounge with a brick-built fireplace housing a log burner, dining area, conservatory, kitchen diner, bedroom one with an ensuite & dressing area, utility area, and a downstairs WC. The galleried landing gives access to three good sized bedrooms and a family bathroom. The property has oil fired heating, a private shared sewerage pump system & wooden double glazing. Outside the beautiful mature rear garden is mainly laid to lawn with a variety of trees, shrubs & bushes, a raised paved seating area, garden shed, and a greenhouse. The front has shrub borders and a large gravelled driveway providing parking for several vehicles and giving access to the large garage which measures over 20ft and has a high vaulted ceiling with a door leading to the workshop.

Location

Entrance Hall





Lounge
15'11 x 11'8 (4.85m x 3.56m)

Dining Area
9'8 x 9'5 (2.95m x 2.87m)

Kitchen Diner
12'11 x 9'3 (3.94m x 2.82m)

Utility Area
6'3 x 5'8 (1.91m x 1.73m)

Conservatory
18'11 x 9'11 (5.77m x 3.02m)

WC
3'0 x 5'6 (0.91m x 1.68m)

Bedroom One
14'0 x 11'8 (4.27m x 3.56m)

Ensuite
5'5 x 5'4 (1.65m x 1.63m)

Dressing Area
6'4 x 5'5 (1.93m x 1.65m)



First Floor

Bedroom Two
13'9 x 9'10 (4.19m x 3.00m)

Bedroom Three
11'8 x 11'3 (3.56m x 3.43m)

Bedroom Four
9'10 x 8'4 (3.00m x 2.54m)

Bathroom
8'8 x 6'3 (2.64m x 1.91m)

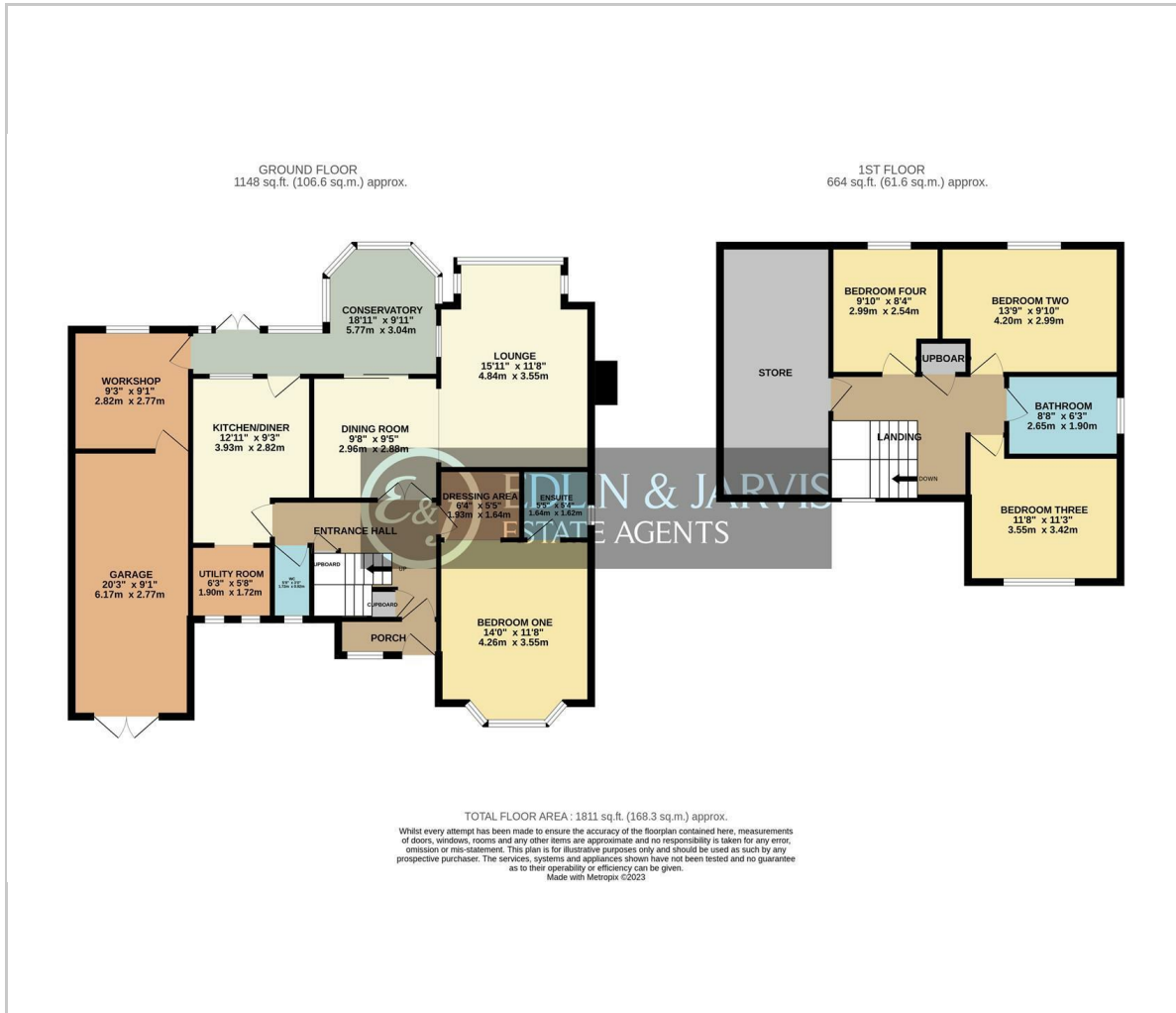
Store Room
19' x 9'4 (5.79m x 2.84m)

Garage
20'3 x 9'1 (6.17m x 2.77m)

Workshop
9'3 x 9'1 (2.82m x 2.77m)



Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

