



EDLIN & JARVIS
ESTATE AGENTS



Brindles Norwell Road Caunton, Newark, NG23 6AF

*** 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.

£475,000

Brindles Norwell Road

Caunton, Newark, NG23 6AF



- Individually Built Detached House
- Downstairs Bedroom With Ensuite
- Oil Fired Heating
- No Chain
- Four Bedrooms
- Workshop & Garage
- 0.2 Acre Plot
- Lounge, Dining Room & Conservatory
- Council Tax Band D
- Countryside Views

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)



Directions



Floor Plan

GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1811 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	