



EDLIN & JARVIS  
ESTATE AGENTS



1 Drummond Grove, Newark, NG23 7BF

Offers Over £650,000



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Offers Over £650,000

# 1 Drummond Grove

Newark, NG23 7BF

- Four/Five Bedroom Detached
- High Specification
- Double Garage & Separate Garage
- Council Tax Band D
- Upstairs & Downstairs Bathroom
- Extended & Refurbished
- Ensuite & Walkin Wardrobe to Master
- Gas Central Heating
- Utility Room
- Enclosed Rear Garden

\*\*\*ELEGANT, STYLISH & CONTEMPORARY\*\*\* A unique opportunity to own this delightful four/five bedroom detached family home nestled in a quiet cul de sac location of four executive built properties in the highly sought after village of Collingham. The current owners have extended, refurbished and modified this property to make a spectacular place to call home to a very high standard of living. Their attention to detail is noticeable the moment you enter this magnificent property. The open plan kitchen dining/garden room area is the hub of the home with wall & base units with a Stoves gas cooking range, a centre island, spotlights and a skylight. The light & airy lounge has dual aspect windows and houses a feature fireplace. The spacious inner hallway is accessed via the kitchen diner where you will find the beautiful family bathroom with a jacuzzi bath, bedroom five/study, bedroom four and the master bedroom which benefits from an ensuite shower room and a walk in wardrobe. To the first floor the spacious landing that leads to bedrooms two & three and a family bathroom. The landing doubles up as a dressing area with bespoke wardrobes. Bedrooms two & three extend over 22ft with bespoke wardrobes in bedroom two. Outside the landscaped gardens are low maintenance and has a seating area with a pergola over, a bbq area and gives access to the front and the brick built garage. The property benefits from gas central heating, double glazing and air conditioning. To the front is an oak built double garage with storage above, a log store, a brick built garage, carport and off road parking. Located in the much sought after village of Collingham, the property has access to many amenities within walking distance including doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, pub, preschool, primary school and is on a regular bus route. Nearby Collingham railway station provides regular links to Lincoln, Newark & Nottingham.



<b>Lounge</b>	18'1 x 12'1 (5.51m x 3.68m)
<b>Kitchen</b>	13'9 x 12'3 (4.19m x 3.73m)
<b>Dining/Garden Room</b>	16'3 x 6'8 (4.95m x 2.03m)
<b>Utility Room</b>	6'10 x 4'4 (2.08m x 1.32m)
<b>Inner Hall</b>	
<b>Bedroom One</b>	12'7 x 12'6 (3.84m x 3.81m)
<b>Ensuite</b>	8'6 x 5'3 (2.59m x 1.60m)
<b>Walkin Wardrobe</b>	5'1 x 3'7 (1.55m x 1.09m)
<b>Bedroom Four</b>	13'4 x 10'8 (4.06m x 3.25m)
<b>Bedroom Five/Office</b>	9'8 x 9'5 (2.95m x 2.87m)
<b>Bathroom</b>	9'10 x 9'8 (3.00m x 2.95m)
<b>First Floor</b>	
<b>Bedroom Two</b>	24'4 x 9'7 (7.42m x 2.92m)





**Bedroom Three** 22'6 x 9'5 (6.86m x 2.87m)  
**Bathroom** 8'4 x 4'7 (2.54m x 1.40m)  
**Oak Built Double Garage** 17' x 19' (5.18m x 5.79m)  
**Brick Built Garage** 13' x 19'5 (3.96m x 5.92m)  
**Log Store** 20' x 4' (6.10m x 1.22m)  
**Location**

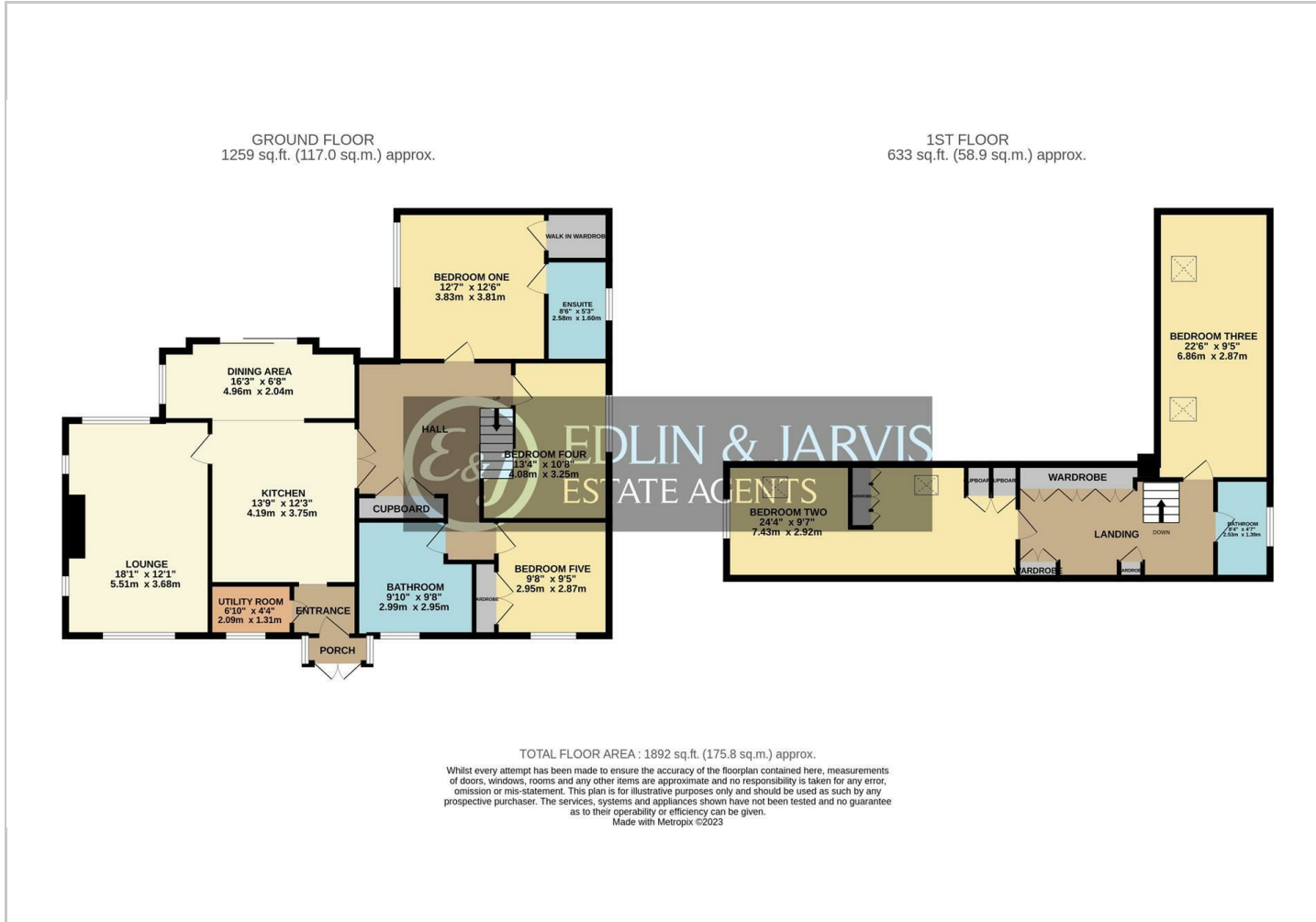
## Directions







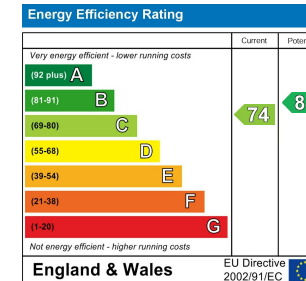
## Floor Plans



## Location Map



## Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>