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Rookwood Broadgate Lane, Kelham, Newark, NG23 5RZ

Asking Price £525,000



Property Description

Deceptively spacious and immaculately presented 4 bedrooomed detached home sat in a private plot of approximately 1/3 acre with open fields to the front and rear on the edge of Kelham village. The property has been lovingly modernised and extended and offers accommodation including entrance hall, lounge, open plan family/dining kitchen with garden views, three ground floor double bedrooms, family bathroom and separate wc, first floor large double bedroom with exposed beams offering open views with dressing room which offers the potential to convert to an en-suite. Outside there is a large gravel driveway and turning area, single garage, rear enclosed private lawned garden with numerous sheds/stores.

ENTRANCE PORCH

A double glazed entrance door leads through to the entrance porch with brick base and double glazed windows. Door to:

ENTRANCE HALL

Two radiators. Understairs cupboard and stairs leading to the first floor.

LOUNGE

19'0" x 12'03" (5.79m x 3.73m)

Double glazed window to the front and side elevations. Radiator. Stovax 5 multi fuel burner sitting on a tiled hearth with wooden surround. T.V point.

OPEN PLAN FAMILY DINING KITCHEN

28'05" x 14'03" (8.66m x 4.34m)

KITCHEN AREA

Fitted with ample wall and base units surmounted by a worksurface inset with stainless steel single drainer sink unit. Plumbing for dishwasher and American style fridge freezer. Belling range cooker with hob and extractor over. Splash back tiling to walls. Laminate flooring.



FAMILY/DINING AREA

Double glazed windows to rear and side elevations and double glazed sliding patio doors to the side. Laminate flooring.

BEDROOM ONE

11'10" x 11'09" (3.61m x 3.58m)

Dual aspect double glazed windows. Radiator.

BEDROOM TWO

11'10" x 9'08" (3.61m x 2.95m)

Double glazed window to the side elevation. Fitted wardrobes. Radiator.

BEDROOM THREE

11'10" x 8'10" (3.61m x 2.69m)

Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

BATHROOM

12'03" x 11'09" (3.73m x 3.58m)

Fitted with a suite comprising panelled bath, double shower cubicle with Titan shower, pedestal wash hand basin and low level WC. Radiator. Fitted vanity cupboards. Mirror and shaver light. Double glazed window to the side elevation.

REAR HALL

Very useful area fitted with coat hooks and enclosed plumbed laundry cupboards. Radiator. Tiled floor.

SEPARATE WC

Fitted with a low level WC and pedestal wash hand basin. half tiled walls. Radiator.

SECOND FLOOR

BEDROOM FOUR

21'03" x 20'01" (6.48m x 6.12m)

Double glazed window to the front elevation. Exposed beams. Large amount of eaves storage and two radiators. Stairs rising from the ground floor.



DRESSING ROOM

9'07" x 5'09" (2.92m x 1.75m)

Range of fitted shelving and eaves access. This room could also offer the potential to create an en-suite to the bedroom.







OUTSIDE

To the front of the property a vehicle pull in leads to a five bar gate which leads through to the large gravel driveway which has parking for numerous cars and a turning area. Border containing well stocked mature shrubs and trees. Outside lighting. A gravel side area leads to the the garage (21'09" x 10'0") with up and over door, power, light and circuit board. A side hand gate leads through to the rear garden.

The large rear garden is laid mainly to lawn and is enclosed on all sides. There are very well stocked borders containing a variety of mature plants, shrubs, trees and fruit trees. Flagstone patios and private decked area. Raised vegetable beds and fruit bed.

The rear garden also has a covered area providing storage for a water butt, bins and log store. There is also a garden shed (20'0" x 7'10") with light, power, UPVC double glazing and circuit board which could offer potential office space. Two separate sheds measuring (8' x 6') and a further pantile shed (24.0" x 7'10") with small aviary. Outside tap. 2500 litre oil tank. To the side of the property is a boiler house which houses the Worcester Bosch oil fired central heating boiler.

SERVICES

Electricity is connected to the property. Mains drainage. Oil fired central heating. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

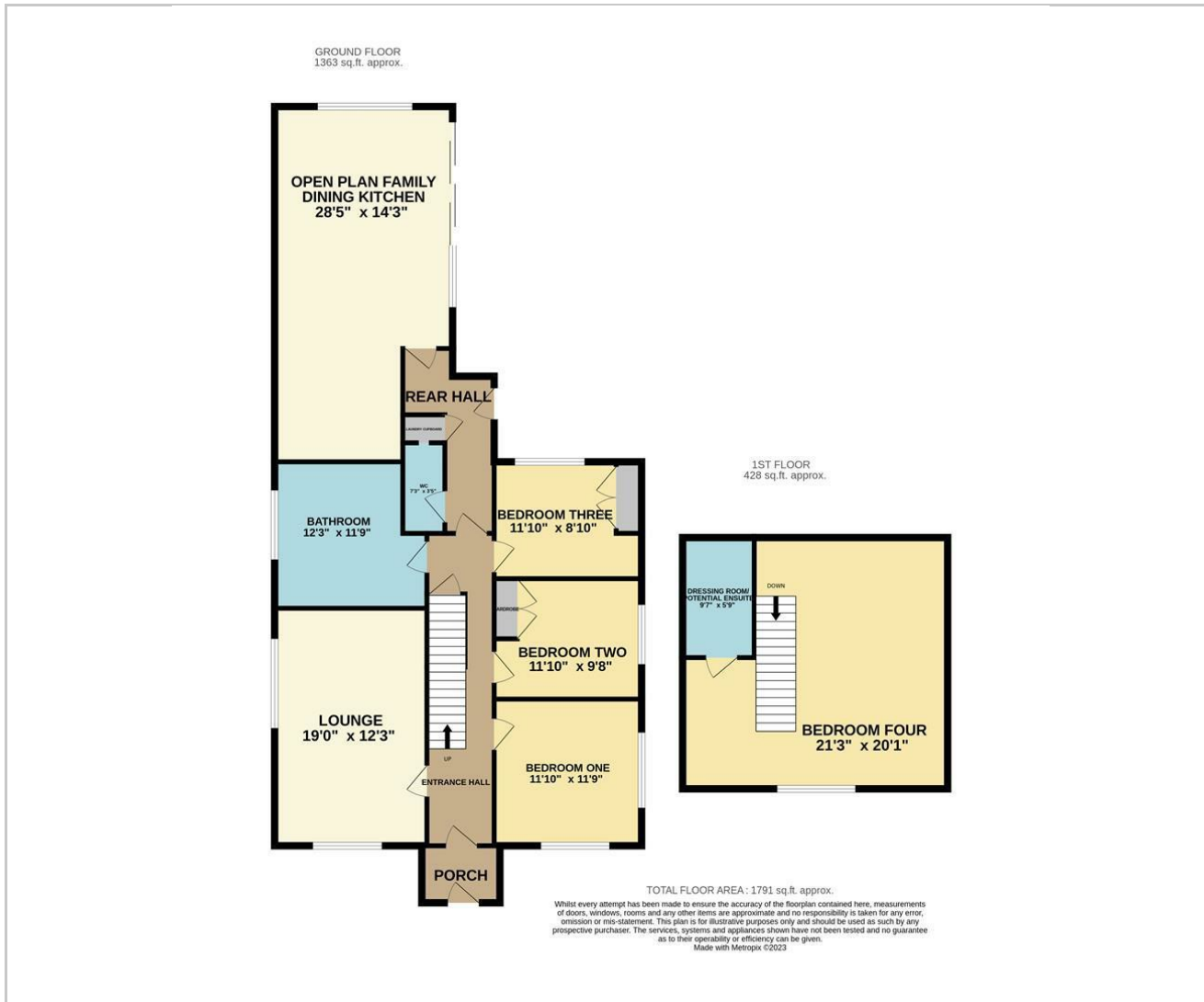
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.





Agents Note: 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.