



Branston Close, Winthorpe, Newark

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 OLIVER REILLY



# Branston Close, Winthorpe, Newark

Guide Price £350,000 - £375,000

- STUNNING DETACHED BUNGALOW
- LOVELY VILLAGE LOCATION
- MODERN EN-SUITE BATHROOM & SHOWER ROOM
- WONDERFULLY LANDSCAPED PLOT
- EASE OF ACCESS TO AMENITIES & ONTO A46/A1
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & LARGE CONSERVATORY
- STYLISH CONTEMPORARY KITCHEN
- ATTACHED DOUBLE GARAGE & LARGE DRIVEWAY
- EXQUISITE CONDITION! Tenure: Freehold EPC 'D'



**ENTRANCE PORCH:** 6'6 x 4'10 (1.98m x 1.47m)

Accessed via a complementary obscure block composite front entrance door, with obscure side panel. Carpeted flooring, a ceiling light fitting, single panel radiator, telephone connectivity point and internal painted French doors opening into the generous living room.

**GENEROUS LIVING ROOM:** 22'10 x 11'2 (6.96m x 3.40m)

A substantial reception room. Providing carpeted flooring, two ceiling light fittings, two wall light fittings, a double panel radiator, large, single panel radiator, dado railing, TV connectivity point and a central feature fireplace. Housing an inset gas fire with raised hearth and decorative wooden surround. Large painted, uPVC triple glazed bow-window to the front elevation. Internal painted French doors open through to the separate dining room.

**DINING ROOM:** 12'6 x 7'9 (3.81m x 2.36m)

A spacious reception room with carpeted flooring, a large single panel radiator, a ceiling light fitting, dado railing and uPVC double glazed French doors, opening into the substantial sun room.

**CONTEMPORARY KITCHEN:** 12'4 x 9'8 (3.76m x 2.95m)

Of eye-catching modern design. Providing wood-effect laminate flooring. The delightful contemporary kitchen provides a vast range of fitted grey shaker-style wall and base units with patterned laminate roll-top work-surfaces over and two-tone wall tiled splash backs. Insert 1.5 bowl sink with chrome mixer tap. Integrated under-counter dishwasher, washing machine, fridge freezer and medium height 'MIELE' electric oven with microwave above. Integrated five ring 'PRIMA' gas hob with stainless steel extractor hood above. Large walk-in larder storage cupboard with wall mounted central heating and hot water control panel. The kitchen provides recessed ceiling spotlights, a ceiling light tube, uPVC double glazed window to the rear elevation. Internal access into the separate dining room. A uPVC double glazed rear access door leads into the large sun room. Max measurements provided.

**SPACIOUS SUN ROOM:** 17'8 x 11'1 (5.38m x 3.38m)

Of an extensive size and of part brick and uPVC construction with a pitched poly-carbonate roof, and insulated uPVC cladded ceiling to ensure maximum versatility all year round. Providing ceramic tiled flooring, a single panel radiator, wall mounted electric heater, ceiling central ceiling light with fan and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the lovely private enclosed garden.

**INNER HALLWAY:** 8'4 x 6'10 (2.54m x 2.08m)

Hosting carpeted flooring, a recessed ceiling spotlight, smoke alarm, large loft hatch access point, wall mounted central heating thermostat and ceiling light tube. A fitted airing cupboard houses the hot water cylinder with shelving above. Access into the large living room, contemporary kitchen, shower room and two of the three DOUBLE bedrooms. Max measurements provided.

**MASTER BEDROOM:** 12'9 x 8'10 (3.89m x 2.69m)

A well-appointed DOUBLE bedroom. Providing carpeted flooring. A ceiling rose with light fitting, single panel radiator, extensive fitted wardrobes with integrated bedside cabinet and shelving above. Overhead storage cupboards and a fitted vanity dressing unit with drawers and shelving. uPVC triple glazed window to the rear elevation. Overlooking the private rear garden.

Guide Price: £350,000 - £375,000. YOUR SEARCH ENDS HERE!! VIEW IT & LOVE IT!!

WOW! OH WOW! What a treat we have in store for you here! This is a fine example of an all-round PICTURE-PERFECT detached contemporary BEAUTY! Pleasantly positioned within a quiet and charming residential cul-de-sac. In the heart of the picturesque village of Winthorpe. Conveniently positioned for ease of access onto the A46 and A1. Promoting links to Newark, Lincoln, Grantham and the neighbouring village of Collingham. Which provides a vast array of on-hand amenities.

This wonderfully welcoming, attractive, and incredibly stylish bungalow has been presented to an EXCEPTIONALLY HIGH STANDARD! Boasting a high-degree of versatility, with a bright and airy free-flowing layout.

The copious accommodation comprises: Inviting entrance porch, generous bow-fronted living room, separate dining room, STUNNING MODERN KITCHEN. Housing a full range of integrated appliances, a spacious sun room, overlooking the private garden. An eye-catching shower room and THREE DOUBLE BEDROOMS. All emphasized by EXTENSIVE FITTED WARDROBES. The master en-suite provides an immaculate en-suite bathroom.

Externally, the bungalow commands a deceptively well-appointed 0.15 of an acre wrap-around plot. Enhanced with maximum privacy and an idyllic tree-lined outlook to the rear. The front aspect is greeted via an extensive tarmac driveway. Ensuring AMPLE OFF-STREET PARKING and access into an ATTACHED DOUBLE GARAGE. Providing power, lighting and great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. The beautifully designed, low-maintenance rear garden is an ideal tranquil escape!

Further benefits of this SLEEK & STYLISH detached residence include gas central heating and a variety of uPVC double & triple glazing.

This is a HOME TO BE PROUD OF! Step inside and gain a full sense of appreciation for the flexible layout, excellent condition and charming village setting!



**EN-SUITE BATHROOM:**

8'7 x 4'10 (2.62m x 1.47m)

Of stylish contemporary design. Providing attractive floor to ceiling ceramic tiling. A P-shaped panelled bath with chrome taps and electric shower facility, with a wall mounted curved clear-glass shower screen and partial inset wall shelving. A low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap, double panel radiator, wall mounted pull-cord electric heater, recessed ceiling spotlights, extractor fan and an obscure uPVC triple glazed window to the side elevation.

**BEDROOM TWO:**

12'3 x 11'4 (3.73m x 3.45m)

A generous DOUBLE bedroom. Providing grey carpeted flooring, a central ceiling light fitting, large, single panel radiator, TV point, extensive fitted wardrobes with inset bedside cabinets and shelving above. Overhead storage cupboards. Extensive fitted drawer units and a painted uPVC triple glazed window to the side elevation.

**BEDROOM THREE:**

12'3 x 10'3 (3.73m x 3.12m)

A further DOUBLE bedroom. Providing carpeted flooring, a large single panel radiator, central ceiling light fitting, extensive fitted wardrobes with inset bedside cabinets and shelving above. Useful overhead storage space. Painted uPVC triple glazed window to the front elevation, overlooking the front garden.

**MODERN SHOWER ROOM:**

8'2 x 5'4 (2.49m x 1.63m)

Of stylish modern design. Providing attractive floor to ceiling ceramic tiling. A double fitted shower cubicle with dark, marble effect aqua boarding and electric shower facility. A low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap. Chrome heated towel rail, shaver point, two ceiling light, fittings, wall mounted pull-cord electric heater, extractor fan, and two obscure uPVC triple glazed windows to the rear elevation.

**ATTACHED DOUBLE GARAGE:**

16'9 x 10'7 (5.11m x 3.23m)

Accessed via an electric up/over garage door. Providing power and lighting. Access to the electrical RCD consumer unit, 'WORCESTER' gas fired boiler and loft hatch access point. Two obscure uPVC double glazed windows to the rear elevation. An obscure uPVC double glazed rear personnel door leads into the garden.

The garage space provides great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals being met.

**EXTERNALLY:**

The bungalow enjoys a delightful location within a quiet cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto an extensive tarmac driveway. Providing ample off-street parking, with access into the attached double garage with external security light to the front elevation. There is access to the front entrance door with external up/down light. The front garden is partially laid to lawn and gravelled with an array of established bushes. There are high-level hedged front and side boundaries. A left sided wrought iron personnel access gate opens through to the side elevation, which provides provision for a garden shed/external store. A tarmac pathway continues through to the fully enclosed, highly private and beautifully maintained rear garden. Predominantly laid to lawn with a complementary range of planted bushes and shrubs. The bottom of the garden provides a delightful raised decked seating area with pergola. There is an outside tap and external security light. The garden provides fully fenced side and rear boundaries, with an attractive tree-lined outlook behind.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and a mixture of uPVC double and TRIPLE glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,380 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage.

**Tenure: Freehold. Sold with vacant possession.****Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'****EPC: Energy Performance Rating: 'D' (68)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Winthorpe**

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.





**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	