

HoldenCopley

PREPARE TO BE MOVED

Amen Corner, Caunton, Newark NG23 6AP

£400,000

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GUIDE PRICE ... £400,000 - £415,000

UNIQUE DETACHED FAMILY HOME...

Prepare to be impressed by this well-presented four-bedroom detached house, offering a spacious, modern, and luxurious lifestyle. Nestled in the highly sought-after village of Caunton, renowned for its charming local pubs, excellent schools, and convenient commuting links, this is the ideal forever home for families looking to move straight in. Stepping inside, the welcoming and spacious entrance hall leads to a variety of beautifully designed living spaces. The generous living room provides the perfect setting for family relaxation, with a log burner and stunning gable windows, while the large modern fitted kitchen with a centre island flows seamlessly into the dining room with bi-fold doors, allowing you to enjoy the garden views all year round. Additional ground-floor highlights include a master bedroom with an en-suite, an additional double bedroom, and a three-piece family bathroom suite. The first floor boasts two double bedrooms, one of which has a stylish en-suite, ensuring both comfort and privacy, as well as another three-piece family bathroom suite. Externally, the home continues to impress. To the front, a large driveway provides ample off-road parking, alongside access to two sheds, and a lawn. To the rear, the private garden is a peaceful oasis, featuring a paved patio seating area with a covered pergola, and a lawn, all surrounded by established plants and shrubs.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Living Room With Log Burner & Gable Windows
- Large Kitchen With Centre Island
- Dining Room With Bi-Fold Doors
- Four Bathroom Suites
- Off-Street Parking
- Private Enclosed Garden
- Unique Design Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'7" x 9'1" (2.32m x 2.79m)

The entrance hall has tiled flooring, a radiator, and double French doors providing access into the accommodation.

Living Room

13'6" x 14'3" & 8'2" x 16'7" (4.13m x 4.35m & 2.50m x 5.06m)

The living room has carpeted flooring, a log burner in a tiled recessed chimney breast alcove with a hearth, a radiator, a UPVC double-glazed gable window to the front elevation, UPVC double-glazed windows to the front elevation, and double French doors leading out to the front elevation.

Kitchen

10'7" x 21'10" (3.23m x 6.66m)

The kitchen has a range of fitted base and wall units with stone-effect worktops and a shaker-style centre island with a butchers block worktop, an undermount stainless steel sink with a swan neck mixer tap and draining grooves, an integrated double oven, an integrated five-ring gas hob with a glass splashback and extractor fan, an integrated electric hob, space for an American-style fridge/freezer, space and plumbing for a washing machine and dishwasher, tiled flooring, a radiator, a built-in storage cupboard, three UPVC double-glazed windows to the side and rear elevations, recessed spotlights, and a open access to the dining room.

Dining Room

9'8" x 13'8" (2.97m x 4.18m)

The dining room has tiled flooring, carpeted stairs, two radiators, a Velux window, and bi-folding doors leading out to the rear garden.

Hall

The hall has carpeted flooring, understairs storage, and a radiator.

Master Bedroom

11'6" x 9'10" & 8'1" x 6'11" (3.51m x 3.02m & 2.47m x 2.12m)

The main bedroom has carpeted and tiled flooring, a radiator, a Velux window, sliding patio doors leading out to the front elevation, and access to the en-suite.

En-Suite

6'8" x 2'9" (2.05m x 0.86m)

The en-suite has a low-level flush W/C, a vanity wash basin with a mixer tap, a shower enclosure with a handheld electric shower fixture, tiled flooring and walls, an extractor fan, a chrome heated towel rail, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Four

11'0" x 8'4" (3.37m x 2.55m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'5" x 5'2" (1.96m x 1.57m)

The bathroom has a low-level flush W/C, a vanity wash basin with a mixer tap, a panelled bath with a handheld electric shower fixture and a glass shower screen, tiled flooring, partially tiled walls, an extractor fan, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

6'0" x 15'10" (1.85m x 4.84m)

The landing has carpeted flooring, eaves storage, a Velux window, and provides access to the first floor accommodation.

Bedroom Two

8'11" x 9'7" (2.72m x 2.93m)

The second bedroom has carpeted flooring, a radiator, eaves storage, two Velux windows, and access to the en-suite.

En-Suite

6'0" x 4'5" (1.84m x 1.35m)

The en-suite has a low-level flush W/C, a vanity wash basin with a mixer tap, a shower enclosure with a handheld electric shower fixture, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, and a chrome heated towel rail.

Bedroom Three

10'6" x 14'5" (max) (3.21m x 4.41m (max))

The third bedroom has carpeted flooring, a radiator, two Velux windows, and a UPVC double-glazed window to the side elevation.

Bathroom

10'5" x 4'5" (3.18m x 1.35m)

The bathroom has a low-level flush W/C, a vanity wash basin with a mixer tap, a panelled bath, tiled flooring, partially tiled walls, an extractor fan, a chrome heated towel rail, and a Velux window.

OUTSIDE

Front

To the front of the property is a raised decked seating area with steps, a driveway providing off-street parking, a gravelled area, a lawn, two sheds, plants and trees, and fence panelled boundaries.

Rear

To the rear of property is a patio seating area with a pergola, a lawn, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Bottles

Septic Tank – Yes

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Some 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Situated within Caunton Conservation Area boundaries.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark And Sherwood District Council - Band D

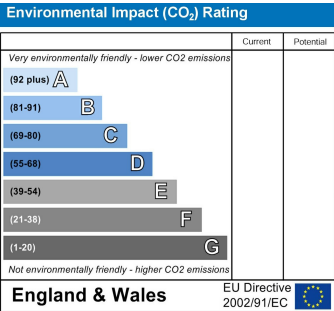
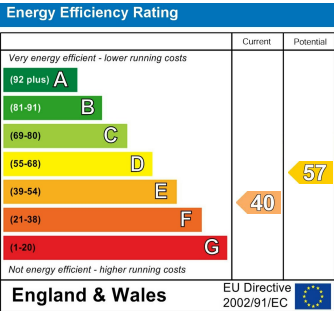
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The vendor has advised the following:
Property Tenure is freehold.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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