



## Trent view cottages

High Marnham, Newark, NG23 6SG

£220,000

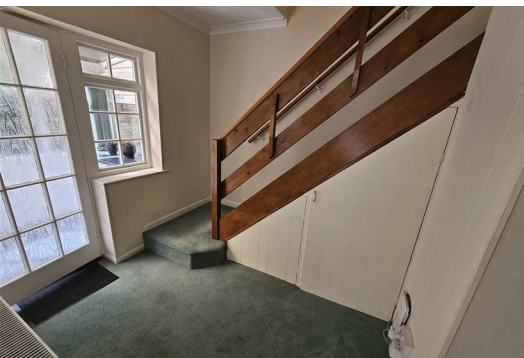


Welcome to Trent View Cottages in the charming village of High Marnham, Newark. This delightful house is a perfect blend of traditional charm and modern comfort. Nestled in a picturesque setting, this property offers a tranquil escape from the hustle and bustle of city life with its quaint architecture and scenic surroundings, this house is sure to capture your heart.

Located in a sought-after area, this property is ideal for those looking for a peaceful retreat while still being within easy reach of local amenities. The village of High Marnham offers a close-knit community feel, perfect for those seeking a sense of belonging.

The living spaces are well-proportioned and filled with natural light, creating a welcoming atmosphere for you to relax and unwind.

Upstairs, the bedrooms are cosy and comfortable, providing a restful sanctuary at the end of a long day. Imagine waking up to the sound of birds chirping and the gentle rustle of leaves outside your window and the flow of the pond.



### Description

Nestled within the embrace of a quaint countryside, this delightful three-bedroom semi-detached cottage exudes charm and character, offering a peaceful retreat from the hustle and bustle of modern life. Surrounded by lush greenery and fragrant blooms, the cottage is a haven of tranquillity where the beauty of nature is ever-present.

### Entrance Porch / Utility Room 10'7" x 5'1" (3.23m x 1.56m )

Entering via a UPVC double glazed door leading to the entrance porch which is of brick construction, space and plumbing supply for a washing machine under a work surface, tiled flooring and UPVC windows facing the rear, front and left.

### Entrance Hallway

Leading from the porch the entrance hallway includes stairs leading to the first floor, understairs storage and double door cloaks cupboard with hanging hooks and shelves.

### Kitchen 10'8" x 7'10" (3.27m x 2.40m )

The kitchen comprises of Country style cream base and wall units of which the base units consist of soft close fittings, built in undercounter fridge, double electric oven with an induction four ring hob, extract canopy, one and a quarter bowl stainless steel sink with drainer, UPVC double glazed windows facing the rear, tiled flooring and a folding door leading to the pantry which has the central heating boiler and electricity consumer unit.

### Lounge / Diner 22'8" x 11'10" (6.93m x 3.63m )

The lounge / diner is a well proportioned open plan room with UPVC double glazed front and left facing windows. The lounge area consists of a front facing bay window, carpets, central light, panel radiator, and a feature multi fuel stove on tiled hearth with brick fire surround and timber beam mantle over. The dining room comprises of a panel radiator, ceiling coving and a window looking into the hallway.

### Landing

The landing consists of a UPVC rear facing window

### Master Bedroom 14'0" x 12'10" (4.28m x 3.93m )

The master bedroom is a large double room including a built in double door cupboard with shelving, carpets, panel radiator and a front facing double UPVC window.

### Bedroom Two 12'9" x 8'3" (3.91m x 2.54m )

The second bedroom is a double room consisting of carpets, panel radiator and a front facing UPVC window.

### Bedroom Three 12'9" x 7'11" (3.91m x 2.42m )

The third bedroom is a double room consisting of fitted wardrobes, a fitted chest of drawers, built in cupboard with hanging rail and a shelf, panel radiator, carpet and a UPVC window facing the rear.

### Shower Room 8'7" x 7'8" (2.63m x 2.36m )

The shower room is a three piece suite with a spacious shower with mains fed shower within, pedestal wash hand basin, low level toilet, full height mermaid boarding in the shower area, fully tiled walls outside of the shower, tiled flooring, chrome ladder style radiator and a double door storage cupboard.

### Outside

Approaching the property you are welcomed with a shared driveway which leads along the front of the property and has parking on the left side of the house in front of the garage, carport and workshop which leads to the rear garden where you are met with mature trees, shrubs, central fish pond and a lawn. The property benefits from a sectional garage ( 8.00m x 3.07m), dog run and brick built workshop ( 4.14m x 3.37m ) with a pantile roof which benefits from both power and lighting and also including a W.C.

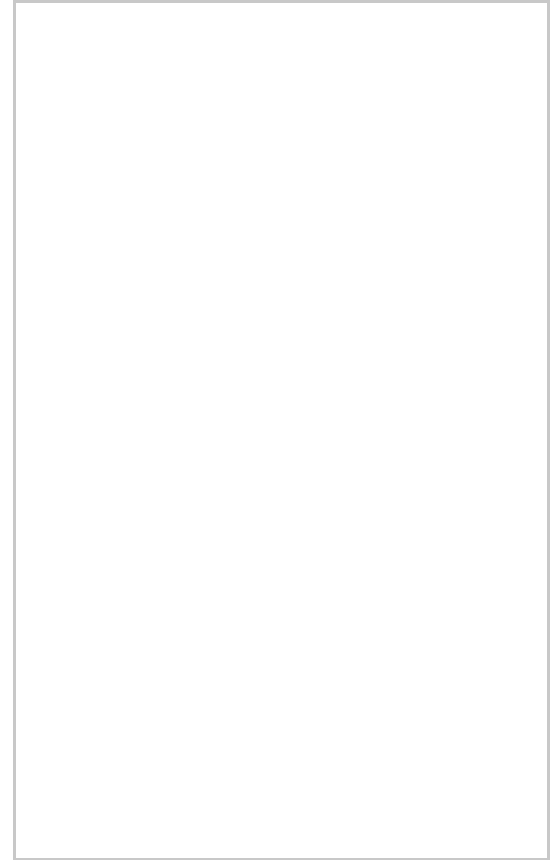
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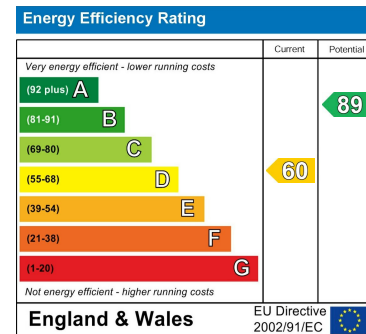
## Area Map



## Floor Plans



## Energy Efficiency Graph



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