



## Milner Fields

Wellow, Wellow, NG22 0SJ

Guide price £350,000



Guide price £350,000 - £365,000 Welcome to this stunning detached house located in the picturesque village of Wellow, Newark. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this beautiful home.

The two bathrooms ensure that there will be no more waiting in line during the morning rush, making hectic mornings a thing of the past. Parking is always a breeze with space for vehicles, providing convenience for you and your guests.

Nestled in the charming village of Wellow, this property offers a peaceful retreat from the hustle and bustle of city life. and holds the annual event of The Maypole Celebrations in the quaint streets of Wellow.

Don't miss out on the opportunity to make this house your home. With its ideal location, ample living space, and modern amenities, this property is sure to tick all the boxes for your dream home in the English countryside.



## Description

GUIDE PRICE £350,000 - £365,000 - Located in the beautiful and highly sought-after village of Wellow, this family home benefits from good local amenities including The Wellow House private school, restaurants, and then a short drive into Ollerton for the supermarkets and local attractions such as the Major Oak, Rufford Park and Clumber P

A cul de sac location of Milner Fields you will love the quiet and peaceful feeling it gives. The property briefly comprises of; lounge, kitchen / breakfast room, dining room, conservatory, cloak room and utility to the ground floor and then to the first floor there are four bedrooms and two bathrooms. Garage and off road parking.

## Entrance Hallway

The property is entered through the front porch to the front elevation, then a further door leading into the entrance hallway with stairs to the first floor, as well as doors leading to the kitchen / breakfast room, lounge, and downstairs WC.

## Lounge 16'9" x 10'4" (5.11m x 3.15m)

To the right of the entrance hallway, with a window to the front elevation, carpet and centre light, a separate door leading round to the dining room, and double doors leading into the conservatory.

## Kitchen / Breakfast Room 13'0" x 8'11" (3.97m x 2.73m)

The kitchen has a front facing window, sink with drainer, electric induction hob, electric oven and hob, space and plumbing for a dishwasher and a washing machine, plus a selection of wall and base wood cream units with ample of worktop space, part tiled walls, vinyl flooring, radiator with TRV and space for a breakfast table.

## Dining Room 10'6" x 9'6" (3.21m x 2.92m)

The dining room has a rear facing window, grey wood effect vinyl flooring, coving, radiator with TRV overlooking the garden and fields with a further door to the utility/kitchen areas.

## Utility Room 5'10" x 5'8" (1.78m x 1.73m)

With space for a washing machine and dryer, further cupboard space, and a door leading out to the rear garden.

## Conservatory 14'6" x 11'4" (4.42m x 3.46m)

Built on a dwarf brick wall with windows to the rear and both side elevations with a door leading out to the rear garden. Beautiful views of the garden and fields beyond and a wonderful place to relax. The conservatory can be used all year round with heating and lighting.

## Stairs & Landing

Dark wood spindle staircase leading to the first floor with an airing cupboard on the landing and loft access.

## Master Bedroom 13'2" x 11'0" (4.03m x 3.37m)

A double bedroom with two and a half double built-in wardrobes, carpet, electric points with USB charging points, window to the front elevation, and access to the en-suite shower room.

## En Suite 6'11" x 6'6" (2.11m x 2.00m)

The ensuite has a window to the front elevation, separate shower enclosure with gravity fed shower, wash hand basin, and WC, extractor, radiator and vinyl flooring.

## Bedroom Two 11'0" x 10'8" (3.37m x 3.26m)

A double bedroom with a window to the front elevation and carpet and radiator.

## Bedroom Three 10'2" x 8'8" (3.10m x 2.66m)

A rear facing double bedroom with carpet, radiator with a TRV.

## Bedroom Four 7'8" x 7'6" (2.35m x 2.30m)

A single bedroom rear facing with carpet, radiator with TRV.

## Family Bathroom 8'2" x 10'2" (2.49m x 3.10m)

The family bathroom comprises of a white three piece bathroom suite; bath with a gravity fed shower and bi fold glass shower screen, hand basin and wc, chrome ladder rail, storage cupboard and centre spot light.

## Outside

To the front of the property there is a low maintenance gravel front with small bushes, block paved driveway leading to the garage.

To the rear there is an enclosed garden with picket fence to the rear, patio area, outside tap, lawn and wooden built bar area.

## Garage

The garage has an electric up and over door with lighting and electrics.

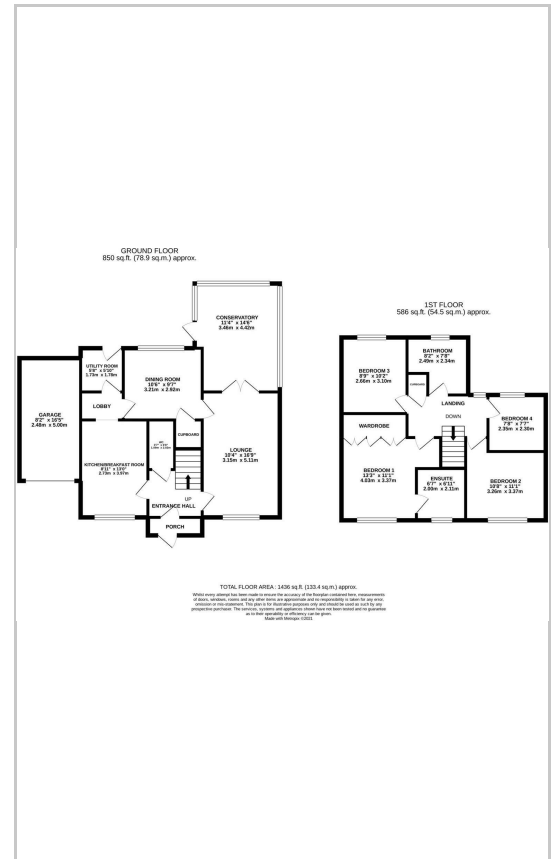
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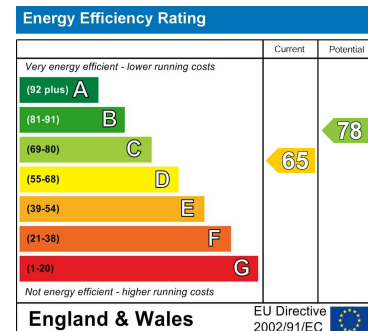
## Area Map



## Floor Plans



## Energy Efficiency Graph



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