



Eastgate

Normanton-On-Trent, Newark, NG23 6RN

£400,000



Whether you are a growing family or simply seeking a spacious home, this detached house in Normanton-On-Trent is sure to impress. With its generous living space, with four spacious double bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle. The well-proportioned reception rooms provide a welcoming space for relaxation and entertaining, making it the heart of the home, it is a must-see for anyone looking to make a new home in this lovely area.

Situated on Eastgate, residents will enjoy the peaceful surroundings of village life while still being within easy reach of local transport links. This property presents an excellent opportunity for those looking to settle in a friendly community, surrounded by picturesque countryside.



Description

This four bedroom detached house is not to be missed. The layout of the house is thoughtfully designed, ensuring that each room is filled with natural light, creating a warm and inviting atmosphere and views overlooking the fields. Briefly comprising of an entrance hall, lounge / dining room, kitchen, utility room, exercise room and ground floor cloak room, leading to four double bedrooms and family bathroom to the first floor. To the outside there is an electric gated driveway for several vehicles, gated rear enclosed garden.

Entrance Hall 14'3" x 9'2" (4.35m x 2.81m)

Entering the property through the front upvc door into the welcoming hallway with carpet, dark wood spindle staircase, under stairs storage and wooden French doors leading into the generous size lounge.

Lounge / Dining Room 26'2" x 14'8" (11'2" into recess) (7.98m x 4.47m (3.40m into recess))

A generous size lounge offering space for a dining room table and purpose built home office area with desk and storage. A central feature of a closed wood burner with tiled hearth and wood mantle and brick surround. Two ceiling lights, coving and French doors leading to the rear garden.

Kitchen 14'9" x 11'10" (4.50m x 3.61m)

Entering the well equipped kitchen comprising of white wall and base units with soft closing drawers and doors, quartz tops, with carousel corner units, integrated Neff induction hob with wifi control, extractor, fan assisted oven, microwave oven, warming drawer, fridge / freezer, wine fridge and dishwasher. The quartz top breakfast bar seats four people with an additional half circle storage unit with pull out chopping blocks. The room benefits from under floor heating, electric points with USB points and recess lighting.

Cloak Room 4'9" x 3'11" (1.45m x 1.21m)

Every family home requires the benefit of a ground floor cloakroom with part tiled walls, wc and hand basin.

2nd Reception / Gym 17'9" x 9'10" (7'6" into recess) (5.42m x 3.00m (2.31m into recess))

The second reception room is currently used as a home gym with carpet, coving, radiator and a front facing bay Georgian style window. The consumer unit is located in the room.

Utility Room 10'4" x 7'11" (3.16m x 2.42m)

The utility room has white wall and base units with an additional integrated freezer, stainless sink, quartz work tops and a rear upvc door leading to the rear garden. Access to the garage with an integral door.

Stairs & Landing

Leading up the carpet stairs to the first floor landing with loft access and side facing window. The airing cupboard is located on the landing.

Master Bedroom 14'9" x 11'11" (4.50m x 3.64m)

The master bedroom is a double room and has built in white cherry wardrobes and drawers, carpet, radiator and rear facing upvc window.

Bedroom Two 14'4" (11'8") x 12'0" (4.38m (3.56m) x 3.66m)

A double bedroom rear facing with carpet, coving, radiator and ceiling light.

Bedroom Three 13'8" x 8'8" (4.17m x 2.65m)

A double bedroom front facing with carpet, radiator and coving.

Bedroom Four 10'7" x 8'7" (3.23m x 2.62m)

A double bedroom with carpet, radiator and coving front facing.

Bathroom

The bathroom is well-appointed, catering to the needs of the household with ease, comprising of a bath, one and a half walk in shower cubicle with pump fed rainfall shower and handheld shower head, wc and hand basin encased in a vanity unit with mirror, heated towel rail, vinyl floor and tiled walls.

Garage 17'9" x 8'11" (5.42m x 2.74m)

A single garage with an up and over door, electric and lighting. The floor mounted Grant oil boiler is located in the garage.

Outside

To the front there is a block paved driveway for approximately four vehicles with an electric car charging point with secure electric gates which can be fob or phone operated, side gate leading to the rear garden which has a patio area, outside water supply and lawn over looking the fields.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

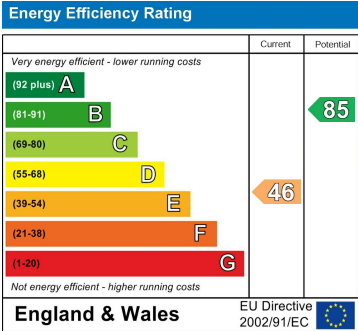
Area Map



Floor Plans



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.