



**Jester House, Main Street, Fiskerton,  
Southwell, NG25 0UL**

**£845,000**

Architect designed and built by the present owners this spacious three storey executive home offers flexible living in the popular Trent Valley village of Fiskerton. Benefitting from Heat Recovery System, underfloor heating downstairs and 16 Solar Panels as well as a fitted vacuum system and media system with ceiling mounted speakers in most rooms. F4RN-high speed fibre and 2 CCTV cameras at the front of the property. The property briefly comprises, open entrance porch, entrance hall, living room, dining room, breakfast kitchen, utility room, cloakroom and office. First floor Master bedroom with en-suite, three further double bedrooms and family bathroom, second floor, two further bedrooms (one of which is used as a cinema room). Outside, the property offers a large private lawn garden to front with substantial gated driveway which leads to a double garage. Side seating area leads to a totally enclosed and private rear garden with superb home office/garden room or occasional bedroom.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.



## LOCATION

Fiskerton is a popular Trent Valley village approximately 3.5 miles from the Minster town of Southwell. The village benefits from being in the Southwell Minster School catchment area a post office/store, public house and a rail link connecting Newark and Nottingham.

**Entrance Hall** A double glazed leaded front door with leaded double glazed windows to either side leads into the entrance hall. French parquet oak flooring with central oak staircase rising to the first floor. Doors off.

**Living Room** 7.34m x 4.01m (24'01" x 13'02") Oak flooring. Double glazed sash windows to the front and side elevations. Double glazed French doors to the rear garden. Working cast iron fireplace with marble surround and granite hearth. Wall lights. In-built ceiling mounted speakers.

**Office** 4.04m x 2.01m (13'03" x 6'07") Double glazed sash window to the front elevation.

**Cloaks** 1.78m x 0.97m (5'10" x 3'02") Fitted with a high flush WC and wash hand basin. Tiled floor and splash back tiling to walls.

**Breakfast Kitchen** 4.04m x 3.35m (13'03" x 11'0") Fitted with a range of bespoke pine shaker style wall and base units surmounted by a granite worksurface with grooved drainer and inset with undermounted Belfast sink. Integrated dishwasher. SMEG range with 5 ring gas hob with extractor over. Plumbing for American style fridge/freezer. In-built ceiling mounted speakers. Double glazed sash windows to the rear and side elevations.



**Utility Room** 1.96m x 1.83 m (6'05" x 6'0") Base units with inset sink with food waste insinkerator. Plumbing for washing machine and space for tumble dryer. Worcester central heating boiler. Double glazed composite door to the rear garden.

**Dining Room** 3.61m x 2.51 m (11'10" x 8'03") Oak flooring. Feature fire place, cast iron surround with tiled inset and granite hearth. Double glazed French doors to the rear elevation.

**First Floor Landing** Sash double glazed window to the front elevation. Radiator. In-built ceiling speakers. Recessed cupboard housing the home entertainment system.



**Bedroom One** 4.01m x 3.00m (13'02" x 9'10") Double glazed sash window to the rear. Radiator. In-built ceiling speakers.

**En-Suite** 1.91m x 1.78m (6'03" x 5'10") Fitted with a suite comprising corner shower cubicle with drench head shower, in-built WC and vanity wash hand basin. Heated towel rail. In-built ceiling speaker, under floor heating. Double glazed window to the side elevation.





Bathroom 3.58 m x 2.03m (11'09" x 6'08") Fitted with a suite comprising Ball and Claw roll top bath with central mixer taps, vanity wash hand basin, low flush WC and walk-in shower with drench head. Heated towel rail. Tiled floor. Double glazed sash window to the rear.

Bedroom Two 4.01 m x 2.90m (13'2 x 9'6) Double glazed sash window to the rear

Bedroom Four 4.34 m x 2.44m (14'3 x 8'0) Triple wardrobe, radiator, double glazed sash window to the front, this room is currently used as dressing room, door off this room leads to stairs and access to the second floor

Bedroom Three 4.01m x 2.36m (13'2 x 7'9) Double glazed sash window to the front, radiator

#### Second Floor

Bedroom Five/Cinema Room 8.92m x 4.50m (29'3 x 14'9) Two Velux windows, two radiators, inbuilt ceiling speakers

Bedroom Six 4.57m x 2.92m (15'0 x 9'7) Velux window to the rear, radiator

Outside A five bar gate leads to an extensive driveway and lawn garden with established fully stocked beds and borders and external lighting. There is a detached double garage measuring 18'7 x 17'7 with electric up and over doors, double glazed window, side door, light, power and eaves storage.

To the rear of the property is a multi functional garden room/home office (12'7 x 8'10) with decking, ideal for al-fresco dining or occasional bedroom/office suite. with electric wall heater, light and power. bifold doors onto the decking, double glazed window to the side and external lighting.

The decked area extends to 10'5 x 17'8, the rear lawned garden is particularly private with raised sleeper beds and flagstone patio areas, external lighting and tap, side flagstone dining area and side gate.





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**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

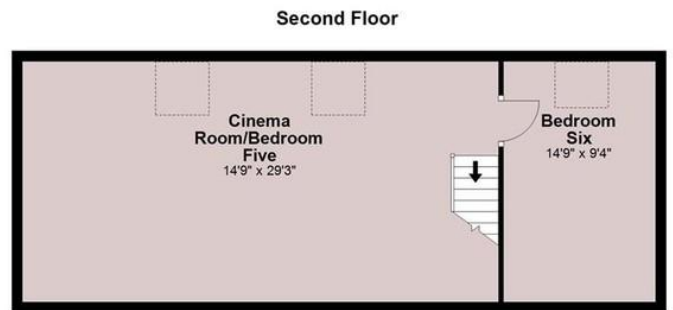
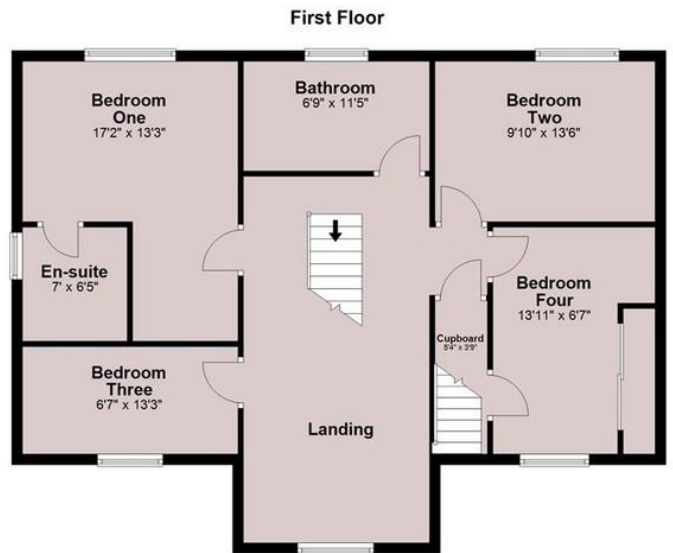
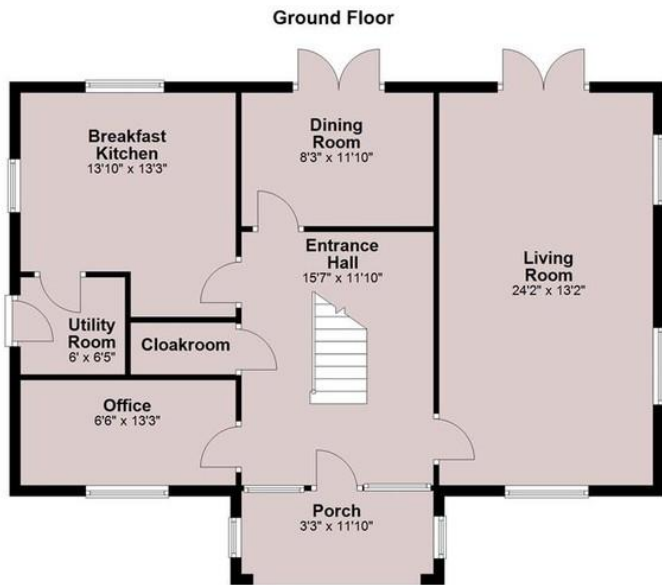
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