



## Solstice, Bleasby Road

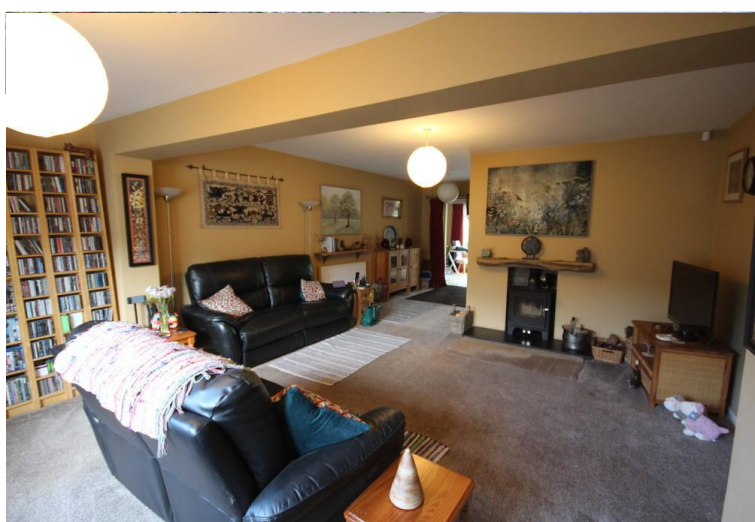
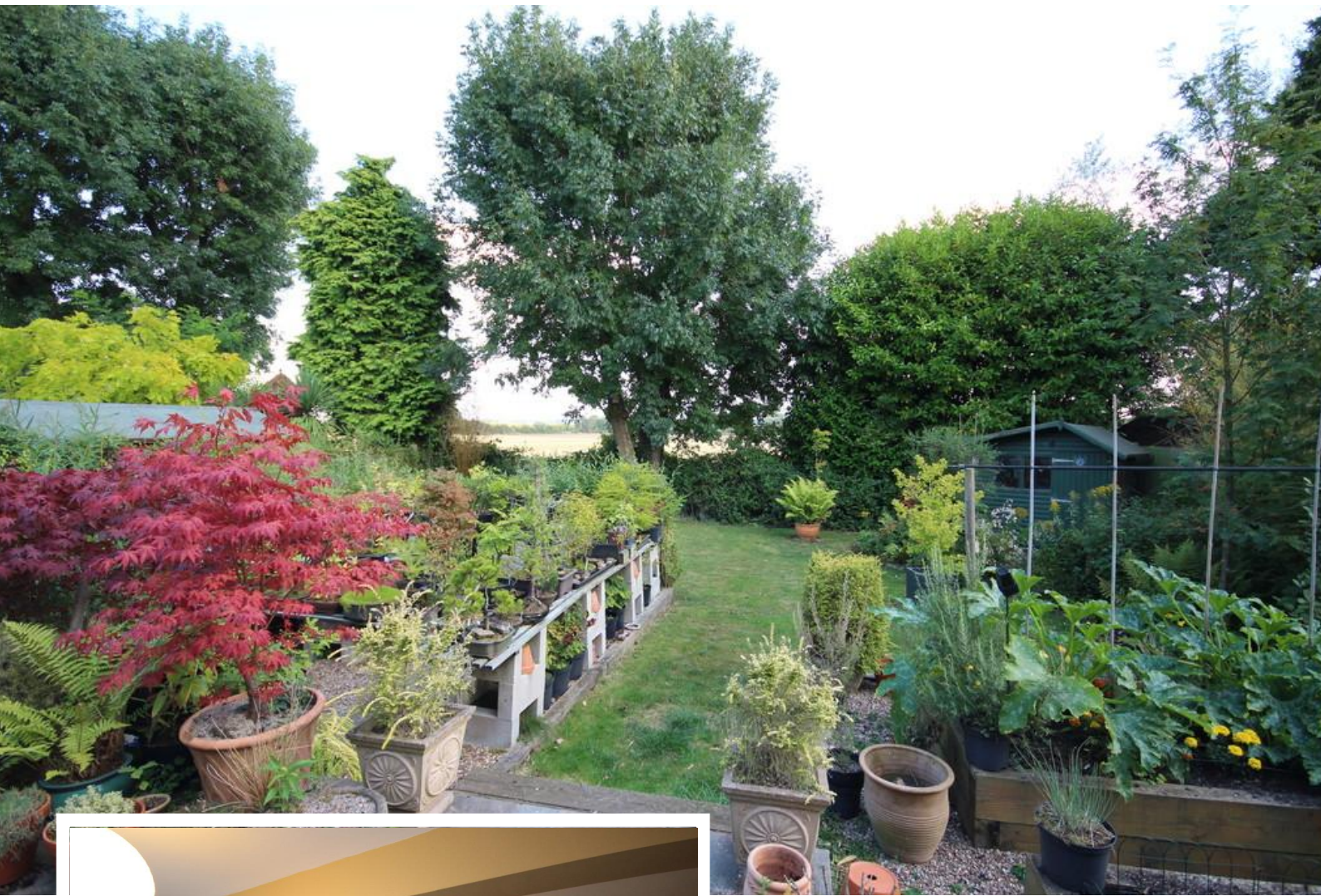
Thurgarton, NG14 7FW

**£475,000**

A detached home occupying a generous sized plot with far reaching countryside views. The property offers spacious accommodation extending to Entrance Hall with wood flooring, L-shaped Living Room with a log burning stove, Garden Room with French Doors onto the rear garden, fitted Kitchen, Family Room/Bedroom Four, four piece Bathroom and an additional WC with wash hand basin to the ground floor. To the first floor is the Master Bedroom with an En-Suite Shower Room, a further double Bedroom and Bedroom Three/Study. A private driveway to the front provides off road parking and gives access to the Integral Garage and the enclosed rear garden boasts countryside views to the rear.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – F.

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

**TENURE** - Freehold.

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

#### **LOCATION**

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities, including cafes, restaurants, Leisure Centre and the very highly regarded Minster School.





#### PORCH

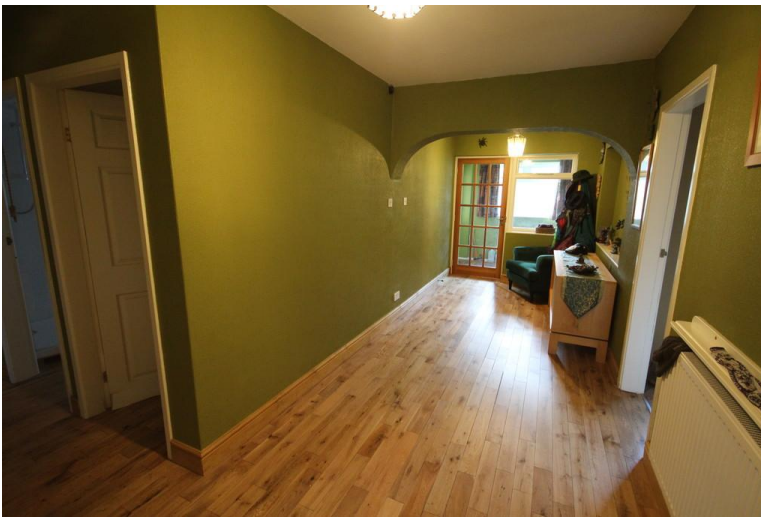
6' 11" x 4' 11" (2.11m x 1.52m) With uPVC glazed panel door and window to front, wood flooring, multi paned glazed panel door and window to entrance hall.

#### ENTRANCE HALL

17' 8" x 6' 9" (5.41m x 2.08m) With wood flooring, feature arches, a radiator and stairs to first floor.

#### KITCHEN

14' 11" x 14' 4" (4.57m x 4.37m) Fitted units with work surfaces incorporating an inset sink, tiled splashbacks, Neff double oven, Neff hob with extractor over, integrated dishwasher, space for fridge/freezer, recessed pantry with shelving, radiator, uPVC double glazed window to the rear overlooking the garden and a multi paned glazed panel door to rear porch.



#### REAR PORCH

With uPVC door to rear giving access to shelved store.

#### LIVING ROOM

(L-SHAPED) 26' 3" x 15' 4" maximum (8m x 4.67m) With uPVC double glazed window to front, log burning stove with solid wood mantle and a radiator.

#### GARDEN ROOM

14' 7" x 8' 7" (4.47m x 2.62m) With uPVC double glazed windows to the rear and side, French doors onto the garden and a radiator.

#### CLOAKROOM

With a low level WC, wash hand basin with tiled splashbacks and a radiator.



#### BATHROOM

15' 5" x 8' 2" maximum measurements (4.72m x 2.49m) With a four piece suite comprising a low level WC, corner panelled bath, pedestal wash hand basin and a separate shower in cubicle, radiator, wood flooring and a uPVC double glazed window to front.

#### BEDROOM FOUR/FAMILY ROOM

11' 10" x 11' 1" (3.61m x 3.38m) With uPVC double glazed window to rear and a radiator.

#### LANDING

With uPVC double glazed window to the rear and a radiator.



#### MASTER BEDROOM

18' 6" x 16' 0" (5.66m x 4.88m) With uPVC double glazed window to front, two deep sliding door wardrobes, a radiator and door to:-

#### EN-SUITE

10' 11" x 5' 10" (3.35m x 1.78m) With suite comprising of a shower in a cubicle, pedestal wash hand basin, and a low level WC, uPVC double glazed opaque window to the side and a radiator.

#### BEDROOM TWO

16' 6" x 28' 2" (5.05m x 8.6m) With uPVC double glazed windows to the rear and side, radiator and storage into the eaves.



### BEDROOM THREE/STUDY

17' 8" x 5' 10" (5.41m x 1.78m) With uPVC double glazed window to the side, radiator and storage into the eaves.

### OUTSIDE

A block paved driveway to the front of the property provides parking for 3 cars and leads to an integrated garage. There is a covered canopy with lighting and the front garden is lawned with a stone wall. The rear garden is mainly laid to lawn with a slab patio, borders, external lighting and lovely southerly view across the Trent Valley.

### GARAGE

17' 0" x 9' 0" (5.18m x 2.74m) Having an up and over door, light, power and housing the Glow-worm gas central heating boiler.



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### NOTE

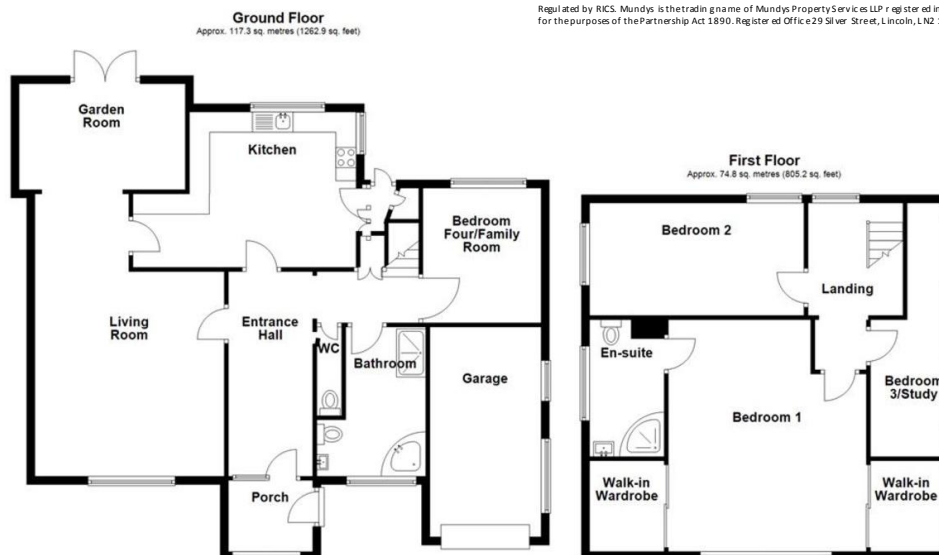
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 192.1 sq. metres (2068.1 sq. feet)

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