

## 8 The Stables, Priory Road, Thurgarton, Nottingham, NG14 7GX

**£465,000**

Situated on the edge of this popular Trent Valley village and offering a superb rural setting with field views. This spacious family home offers open plan flexible living. The accommodation briefly comprises entrance hall, spacious family kitchen with French doors to the rear, sitting room with log burner, study, bedroom three and cloakroom. First floor, master bedroom with walk-in wardrobe and en-suite bathroom, bedroom two with en-suite shower room. Outside, front flower and shrub garden, side parking for two cars with carport. Rear garden with extensive and private Brazilian stone patio and lawn area which borders Thurgarton Priory. No onward chain.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – E.

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

**TENURE** - Freehold.

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





## LOCATION

Situated on the edge of this popular Trent Valley village and offering a superb rural setting with field views across the parkland of Thurgarton Priory. This spacious family home offers open plan flexible living. The accommodation briefly comprises entrance hall, spacious family kitchen with French doors to the rear, sitting room with log burner, study, bedroom three and cloakroom. First floor, master bedroom with walk-in wardrobe and en-suite bathroom, bedroom two with en-suite shower room. Outside, front flower and shrub garden, side parking for two cars with carport. Rear garden with extensive and private Brazilian stone patio and lawn area which borders Thurgarton Priory. No onward chain.

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.

## ACCOMMODATION

### ENTRANCE HALL

Glazed panel entrance doors leads to the hall with tiled floor and understairs cupboard.

### CLOAKS/WC

6' 2" x 5' 5" (1.88m x 1.65m) Fitted with a suite comprising low flush WC and pedestal wash hand basin. Radiator. Extractor fan. Double glazed window to the side elevation.

### KITCHEN/DINER

14' 8" x 18' 7" (4.47m x 5.66m) Fitted with a range of wall and base units surmounted by a quartz work surface inset with under sink and grooved drainer. Space for SMEG range cooker with extractor over, plumbing and space for dishwasher and washing machine and island unit with space for tumble dryer. Tiled floor and splash back tiling to walls. Downlights inset to ceiling. Space for dining table. Radiator. Double glazed double doors to the rear garden.

### LOUNGE

16' 11" x 16' 5" (5.16m x 5m) Feature brick wall with log burner. TV point. Double glazed windows to the side and rear elevations and double glazed double doors to the rear. Doors to;



### STUDY/BEDROOM THREE

9' 8" x 12' 8" (2.95m x 3.86m) Double glazed window to the front elevation. Radiator.

### FIRST FLOOR LANDING

Airing cupboard housing central heating boiler. Double glazed window to the front elevation. Doors off.

### MASTER BEDROOM

10' 11" x 18' 6" (3.33m x 5.64m) Walk in wardrobe. Double glazed windows to the front and rear elevations. TV point. Radiator. Loft access. Door to;

### EN-SUITE BATHROOM

8' 8" x 5' 7" (2.64m x 1.7m) Fitted with a suite comprising bath, low flush WC and wash hand basin. Heated towel rail. Double glazed window to the rear elevation. Tiled floor and splash back tiling to walls. Extractor fan. Downlights inset to ceiling.

### BEDROOM TWO

9' 9" x 12' 10" (2.97m x 3.91m) Fitted wardrobe. Radiator. Double glazed window to the front elevation. Door to;

### EN-SUITE SHOWER ROOM

9' 8" x 5' 5" (2.95m x 1.65m) Fitted with a suite comprising glazed shower cubicle, wash hand basin and low flush WC. Heated towel rail. Splash back tiling to walls. Tiled floor. Extractor fan.

### OUTSIDE

The house is situated in a small courtyard setting, front mature flower/shrub bed with steps to the front door. Side open carport which in turn leads to the delightful rear garden and terrace area. Having a westerly aspect with superb views over stunning countryside, ideal for afternoon and evening Al-fresco dining with terrace seating having low brick retaining wall which then leads to the lawn garden which opens to the parkland of Thurgarton Priory. Rear brick built garden shed.





#### WEBSITE

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### 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.

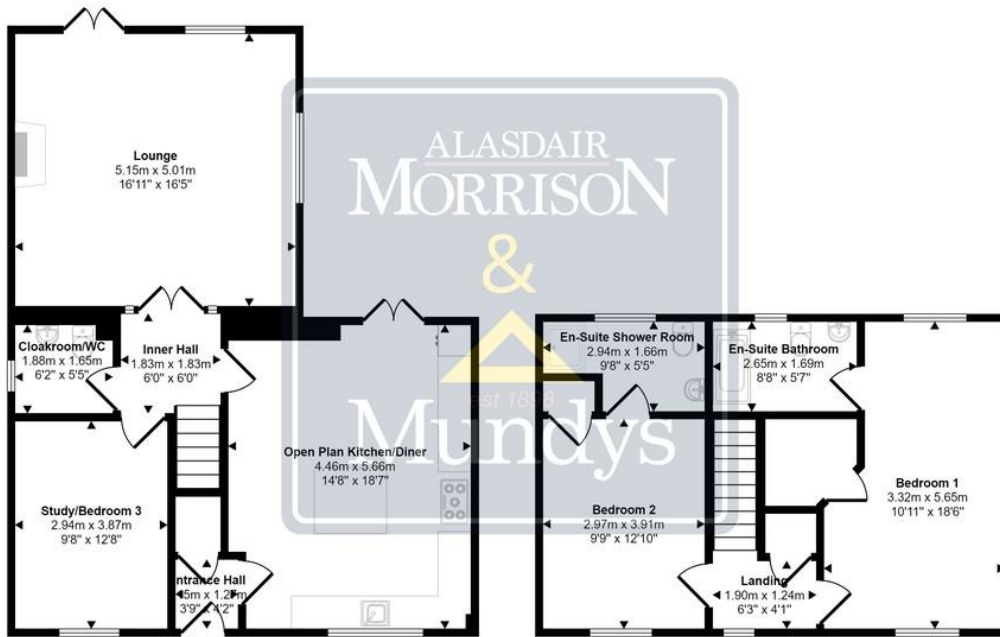
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Approx Gross Internal Area  
124 sq m / 1334 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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