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**MORRISON**

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Greengage House Norwell Road, Caunton, NG23 6AF

Guide Price £775,000



## Property Description

Spacious and exceptionally well maintained three storey detached family home set in the heart of this popular residential village which has been lovingly designed and built by the present owner. Situated on a large private plot the accommodation includes entrance hall, cloakroom, lounge, dining room, study/office, large open plan fitted kitchen/dining room, garden room, utility room, first floor, master suite including master bedroom, dressing room, bathroom, bedroom two with en suite bathroom, bedroom three with en suite shower room, bedroom four, second floor bedroom five with dressing room and en suite. Outside, large driveway with double garage, front lawn garden. Side gate to enclosed private rear garden which is mainly lawn, flagstone patio, flower/shrub beds and border, two timber sheds and with church views to rear.

An early viewing is essential to fully appreciate the size and condition of the accommodation on offer.

### GROUND FLOOR

#### ENTRANCE HALL

oak door with leaded glazed panel, stairs off to first floor, radiator, tiled floor, under stairs cupboard

#### CLOAKROOM

low level wc, wash hand basin with vanity storage beneath and splash tiling, radiator, double glazed window to side

#### DINING ROOM

13'7" x 12'1" (4.14 x 3.68)

dual aspect double glazed windows, two radiators, tiled floor

#### OFFICE/STUDY

13'7" x 8'5" (4.14 x 2.57)

dual aspect double glazed windows, radiator, door to double garage



## LOUNGE

22'9" x 13'0" (6.93 x 3.96)

dual aspect double glazed windows, bi-folds to conservatory, log burner with brick inset, stone surround and hearth, two radiators

## OPEN PLAN KITCHEN/DINING ROOM

20'9" x 13'0" (6.32 x 3.96)

quality fully fitted kitchen with Quartz worktops, worksurface lighting, undermounted sink, Belling classic Range oven and hob with warming plate and extractor over, wine rack, integrated dishwasher, plumbed for American style fridge/freezer, breakfast bar, radiator, tiled floor, double glazed window to rear, Bi-fold doors to garden room

## GARDEN ROOM

19'2" x 10'1" (5.84 x 3.07)

double glazed full height windows to three aspect, double glazed double doors to rear garden, tiled floor, radiator

## UTILITY ROOM

8'3" x 7'9" (2.51 x 2.36)

further wall and floor units, stainless steel single drainer sink unit, plumbing for washing machine, floor mounted central heating boiler, oak door with glazed panel inset and double glazed window to side

## FIRST FLOOR

### LANDING

stairs off to second floor, double glazed window to front

### MASTER SUITE

door from landing leads to further landing with double glazed window to front, radiator, airing cupboard/linen store with shelving

### DRESSING AREA

8'5" x 8'4" (2.57 x 2.54)

with large wardrobes and sliding doors (8'5" X 5'5"), Velux to side, double glazed window to side, steps to



### MASTER BEDROOM

20'0" x 13'7" (6.1 x 4.14)

two Velux windows, full height double glazed window to front, two radiators

### ENSUITE BATHROOM

12'0" x 9'5" (3.66 x 2.87)

fully tiled and comprising panelled bath, walk in shower, wash hand basin with vanity storage, low level wc, heated towel rail, double glazed window to side







### **BEDROOM TWO**

13'2" x 13'0" (4.01 x 3.96)

large wardrobes with sliding doors, radiator, double glazed window to side

### **ENSUITE BATHROOM**

10'1" x 7'10" (3.07 x 2.39)

fully tiled and comprising Jacuzzi bath, double walk in shower, wash hand basin, low level wc, heated towel rail, double glazed window to side

### **BEDROOM THREE**

13'0" x 13'0" (3.96 x 3.96)

radiator, double glazed window to rear

### **ENSUITE SHOWER ROOM**

8'8" x 7'3" (2.64 x 2.21)

fully tiled and comprising walk in shower cubicle with Mira shower, wash hand basin with vanity drawers beneath, low level wc, heated towel rail, double glazed window to rear

### **BEDROOM FOUR**

13'0" x 9'10" (3.96 x 3)

large wardrobe with sliding doors, radiator, double glazed window to front

### **SECOND FLOOR LANDING**

Velux window to front, door to

### **BEDROOM FIVE**

22'8" x 16'4" (6.91 x 4.98)

three Velux windows to rear with blinds, radiator, eaves storage to front and rear (22'8" x 16'4")

### **DRESSING ROOM**

8'4" x 8'0" (2.54 x 2.44)

radiator, eaves storage, roof space access

### **ENSUITE SHOWER ROOM**

7'6" x 6'5" (2.29 x 1.96)

fully tiled and comprising large walk in shower with Mira shower, wash hand basin with vanity storage, low level wc, heated towel rail, two Velux windows to rear with blinds

### **OUTSIDE**

There is a block paved driveway to the front of the property with lawn gardens and mature trees. Double garage with light and power and door to main accommodation. A side gate leads to a delightful rear garden, mainly lawn with mature trees and flower/shrub beds and borders, two timber sheds, Bio filter system

### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY  
Council Tax Band

### **SERVICES**

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

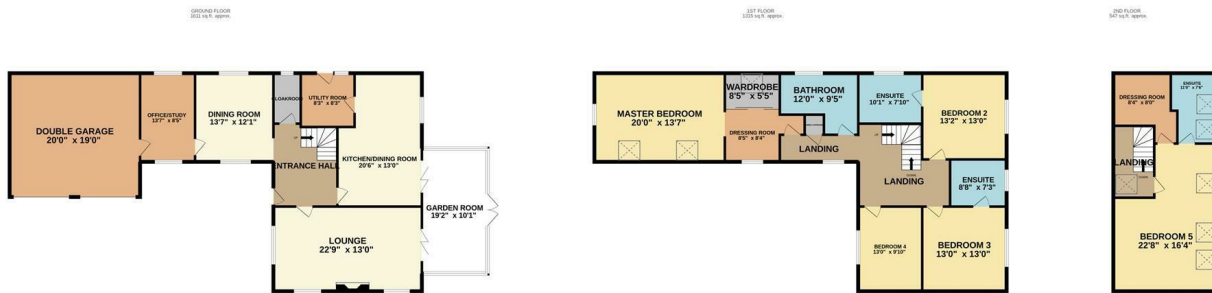
### **TENURE**

Freehold with vacant possession.

### **VIEWING**

By appointment with the agents office.





TOTAL FLOOR AREA: 3473 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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