

**2 CHAPEL FARM CLOSE**  
ELSTON NOTTINGHAMSHIRE  
NG23 5PW



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## 2 CHAPEL FARM CLOSE

An immediately appealing detached flexibly designed three/four-bedroom detached house of a traditional design, in a wonderful village edge setting with open countryside views from the rear garden, offering a stunning contemporary home presented to a commendably high standard; internal inspection is highly recommended.

The property, which was constructed in 2017 with the benefit of a 10-year structural warranty, is one of four detached properties accessed from a small private drive enclave, enviably positioned at the head of the cul-de-sac.

## ELSTON

Elston is a thriving Conservation village on the edge of the Vale of Belvoir to the east of the A46 Fosse Way, offering the essentials of a traditional English village lifestyle - including a community shop, primary school, village inn and an 'active church'.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport and leisure centre and marina.

## FAST LONDON MAIN LINE CONNECTION

From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

## DISTANCE TO REGIONAL CENTRES

Newark on Trent	6 miles
Bingham	7 miles
Southwell	13 miles
West Bridgford	15 miles
Grantham	15 miles
Nottingham	17 miles
East Midlands Airport	28 miles

PRICE GUIDE: £675,000



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## GROUND FLOOR

### Entrance Hall

3.45m x 2.95m (11'3" x 9'9")

*An immediate indication of the fusion of contemporary design with a traditional tone which is the hallmark of this delightful home.*

Striking ceramic flagstone floor complemented by an oak dressed single flight staircase rising to the first-floor landing - useful understairs storage capacity beneath. Large enclosed double cloakroom storage cupboard.

### Ground Floor Shower Room/Cloakroom

High grade Duravit suite comprising a large, recessed shower cubicle, fitted thermostatically controlled chrome shower installation with glass door enclosure, stylish contemporary wall mounted wash basin with sleek storage drawers beneath and a low flush wc. Translucent sealed unit double glazed window.

*Arguably the signature feature of this delightful contemporary home facilitating a relaxed informal modern lifestyle.....*

### Stunning Open Plan Kitchen/Breakfast Room /Dining Room

10.50m by 4.80m (34'3" x 15'9")

*overall dimensions*

Featuring a distinct kitchen/breakfast room area connecting in open plan, with an internal wall division, to a separate dining room cum day room arrangement.

### Kitchen/Breakfast Room 6.55m by 4.80m (21'6" x 15'9")

Extensive range of striking white gloss finished contemporary cabinets with a soft close design complemented by a host of integrated and fitted appliances; three inline Smeg cooking appliances – double oven/grill, combination microwave oven and separate steam oven, integrated Bosch dishwasher, double Belfast sink unit, two wine chillers incorporated into the culinary island and a large Samsung American style fridge freezer incorporated in to a 'wraparound' wall storage fixture matching the main kitchen installation. Comprehensive range of storage cabinets complemented by a large central culinary island/breakfast bar with capacity for four dining stools to one side. Recessed ceiling lighting. Sealed unit double glazed doorway with matching side screen connecting to a garden patio. Three further sealed unit double glazed windows.

Open plan to:

### Dining Room 4.80m by 3.80m (15'9" x 12'6")

Sealed unit double glazed double doors connecting to rear garden patio - alfresco area, with excellent natural lighting generated by two full height matching side screens.

### Large Laundry/Utility Room

Fitted single drainer stainless steel sink unit. Plumbing for automatic washing machine. Range of 'handleless' white cabinets. Superb eye-catching large-scale ceramic stone flooring tiles matching with the main kitchen and dining room areas. Internal doorway connecting to the garage.

### Wonderful Sitting Room 6.60m x 4.80m (21'6" x 15'9")

Sealed unit double glazed French doors with side screens connecting to rear garden - delightful country aspect. Fitted electric stove fire. Two sealed unit double glazed windows to front aspect. Recessed downlighting.

### Study/Ground Floor Bedroom Four

4.80m x 2.45m (15'9" x 8'0")

Sealed unit double glazed French doors connecting to rear garden.

### Agents Note – Flexible Design

*In practise, the property has been designed with flexibility of use in mind and there is potential to adapt the use of the interior to suit personal requirements with the ground floor shower room/cloakroom and the ground floor fourth bedroom described above lending the property to accommodating dependent or elderly relatives at ground floor level.*



## FIRST FLOOR

### Long Landing

Having two sealed unit double glazed windows to the rear elevation with a far-reaching country aspect. Enclosed airing cupboard housing a Tempest Heat Pump pressurised hot water cylinder. Separate large, enclosed airing cupboard/linen store. The landing is alighted from a central single flight staircase with chamfered square oak balustrade detailing. A series of light oak doors connect to the bedrooms and bathroom.

### Bedroom One 4.85m x 2.90m (15'9" x 9'6")

Offering a first-class principal bedroom arrangement with a well-appointed main bedroom having full room length sliding door wardrobes with a glazed centre panel and two sealed unit double glazed windows enjoying far reaching country aspects.

### Stunning En Suite Bathroom - fully tiled

High grade Duravit contemporary white suite comprising a round ended freestanding bath with fitted pedestal mixer tap/hand shower to the side, contemporary wall mounted wash basin with fitted cabinet draws beneath and mirror fronted fixture above, large walk-in shower with glass door enclosure and fitted thermostatically controlled chrome shower and a low flush wc with concealed cistern. Ladder towel rail - radiator. Underfloor heating.

### Middle Bedroom Two 2.75m x 2.75m (9'0" x 9'0")

Built in double wardrobe. Sealed unit double glazed window to front aspect. Enclosed built in closet.

### Bedroom Three

3.55m by 2.10m (11'6" x 6'9") *plus entrance recess*  
Sealed unit double glazed window to front aspect.

### Luxury House Bathroom 2.55m x 2.20m (8'3" x 7'3")

Well-appointed with a high grade Duravit contemporary white suite comprising a panelled bath with thermostatically controlled chrome shower above and fitted glass splash screen, striking contemporary vanity unit with sink unit and drawers beneath - fitted chrome mixer tap, bidet and low flush wc. Fitted ladder towel rail. Underfloor heating.



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## GARDENS AND GARAGING

Shared private access drive having a striking resin bonded finish.

To the front of the property there is a resin bonded vehicle court providing car standing/turning space and access to the double garage.

### Double Garage

5.50m x 5.30m (18'0" x 17'3")

Two electrically operated high grade Hormann up and over access doors. Light and power facility. Internal doorway connecting to the utility room.

### Rear Country Garden

A particular feature of the sale is the level country garden bordering to open country on the village edge with an attractive far-reaching countryside aspect.

A large flagstone patio/alfresco dining area opens out from the kitchen/dining end of the house, ideal for a relaxed outdoor lifestyle. Expansive level lawn.

Side pedestrian access.



## GENERAL INFORMATION & FLOORPLANS FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



### CHAPEL FARM CLOSE MANAGEMENT COMPANY LIMITED

There are four properties fronting a private access drive on this contemporary courtyard grouping to maintain and look after the driveway. The costs for maintenance charges are raised by agreement and agreed annually, we understand the cost for 2022 was approximately £150.00 which will be confirmed during normal legal pre-contract enquiries.

### SERVICES

Mains electricity, water and drainage are connected. Sustainable air source central heating circulating underfloor to the ground floor and to radiators on the first floor.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### LOCAL AUTHORITY

*Council Tax Band E*  
Newark & Sherwood District Council  
Castle House, Great North Road,  
Newark on Trent  
Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)  
Tel: 01636 650 000

### VIEWING ARRANGEMENTS

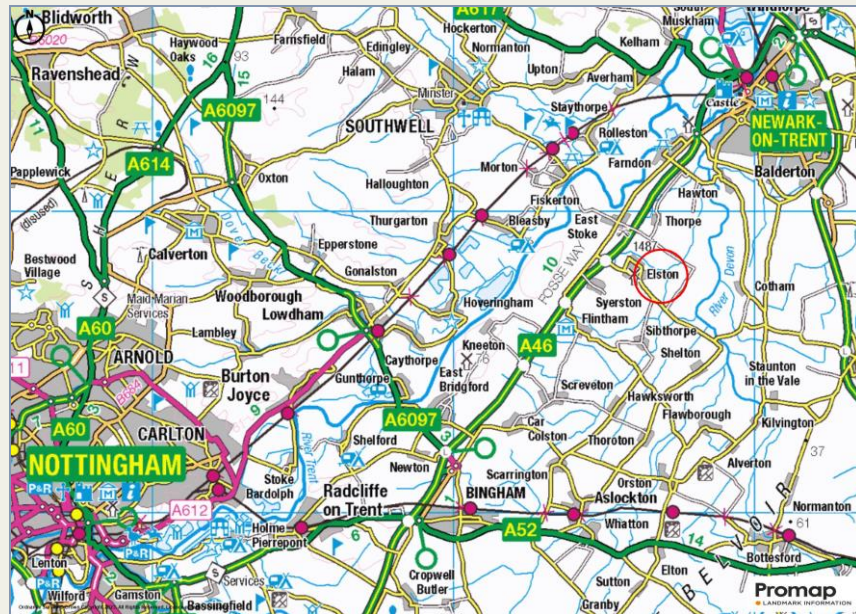
If you are interested in 2 Chapel Farm Close and would like to arrange a viewing, please contact us on 01636 815544  
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# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 9759-3858-7323-9593-5601

## LOCATION PLAN

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## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





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