



THE BUNGALOW

MAIN STREET GONALSTON (NEAR SOUTHWELL) NOTTINGHAM NG14 7JA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE BUNGALOW

The sale of The Bungalow affords an interesting opportunity to acquire a large traditional detached bungalow on a level plot, on the southern edge of a highly regarded Nottinghamshire village, offering enormous scope for improvement.

In its existing format The Bungalow was designed for two sisters to function independent of each other in the same building, whilst enjoying privacy and support.

In practice, the existing plan offers scope for a number of alternative layouts including a dependent relative's annex, or a self-contained office from home facility.



GONALSTON

A small highly regarded unspoilt village where there has been very limited residential development over recent times.

The Minster town of Southwell offers an extensive range of amenities and subject to meeting the entrance requirements, schooling of a high standard across the age ranges.

Newark on Trent, a larger market town to the east, offers a much more extensive range of amenities and professional services and from Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

PRICE GUIDE: £640,000



ACCOMMODATION

Entrance Porch

Sealed unit double glazed front door with internal glazed doors opening into the Inner Hall.

Main Sitting Room

5.80m x 4.20m (19'0" x 13'9")

Traditional handcrafted brick fireplace set on a Ruabon hearth with a polished oak mantelpiece. Glazed double doors with full height side screens opening to the sun lounge/garden room. Sealed unit double glazed leaded window to front aspect.

Dining Kitchen

4.90m x 3.70m (16'0" x 12'0")

A range of traditional kitchen cabinets with ample work surface areas and double drainer stainless steel sink. Hygena four plate electric hob, double electric oven/grill and Panasonic microwave oven. Plumbing for automatic washing machine. Boulter oil fired central heating boiler.

Please note that the mains services and appliance installations have not been tested.

Sun Lounge/Garden Room

4.10m x 1.55m (13'6" x 5'0")

Linking the two separate areas of the property. Sealed unit double glazed aluminium doors opening into the south garden. Private country garden aspect.

BEDROOM ACCOMMODATION

Bedroom One

4.90m x 3.60m (16'0" x 1'9")

Two sealed unit double glazed leaded windows - attractive garden and unspoilt countryside aspects.

Bedroom Two

4.25m x 3.60m
(14'0" x 11'9")

Two sealed unit double glazed leaded windows - attractive front garden and side rural aspect.

Bathroom

Fitted white suite having an enamelled bath, corner shower cubicle, pedestal wash basin and WC. Central radiator/towel rail.

Southerly Aspect Across Parkland



Aspect along Main Street



LINKED ACCOMMODATION

Second Large Entrance Hall

A large general-purpose room

Sitting Room

5.15m x 4.25m (16'9" x 14'0")

An appealing sitting room with handcrafted fireplace.

Sealed unit double glazed French doors into the garden.

Dining Kitchen (Two)

4.25m x 3.30m (14'0" x 10'9")

Kitchen units with ample work surfaces, stainless steel sink. Neff appliances. John Lewis dishwasher.

Bedroom Three

5.50m x 3.65m (18'0" x 12'0")

Sealed unit double glazed leaded window to the village. Range of built in wardrobes.

Bathroom Two

Combined bath/shower installation and Heritage pedestal wash basin and WC. Combined towel rail/radiator.



PRIVATE LEVEL GARDENS AND DETACHED DOUBLE GARAGE

The property is situated on the edge of the village in a level relatively private garden with a southerly aspect over open parkland countryside.

The larger lawned south garden offers a high degree of privacy and subject to availability, near day-long sunshine

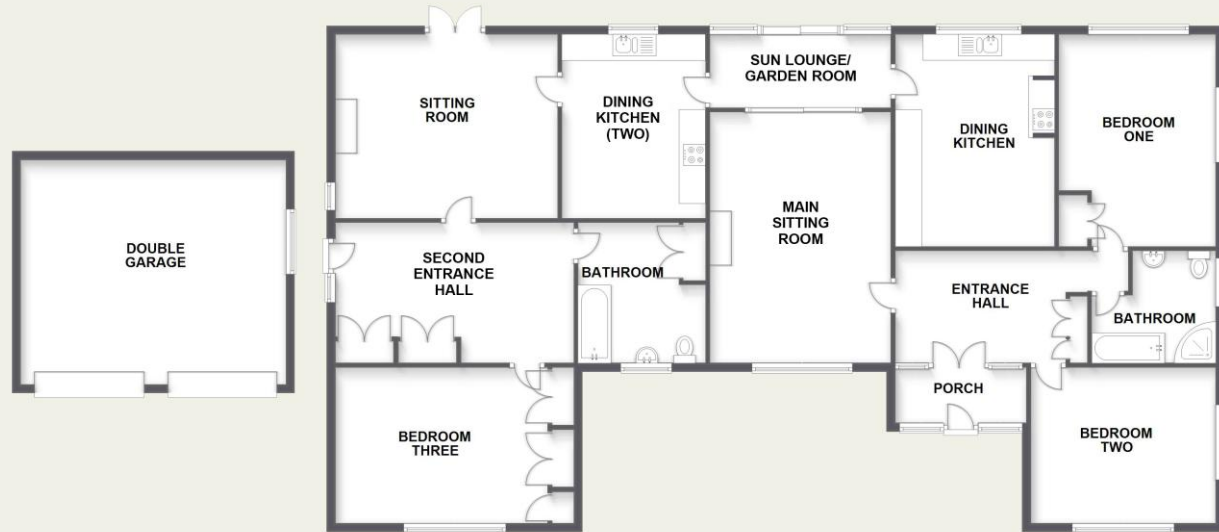
A wrought iron double gated entrance gives access on to a block paved drive giving ample parking/turning space and access into the double garage.

Double Garage

6.15m x 5.75m (20'3" x 18'9")

Two up and over vehicle access doors (one being remote controlled) with electric light and power installed

GENERAL INFORMATION & FLOORPLANS FLOOR PLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains electricity, water and drainage are connected
NB. there is no mains gas supply in the village.

Oil fired central heating

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 NG24 1BY

www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

If you wish to arrange a viewing, please contact us on 01636 815544

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: 7859-2524-6000-0391-0292



LOCATION PLAN NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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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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