





Police House Darlton Road, Dunham-On-Trent Newark NG22 0UH



## welcome to

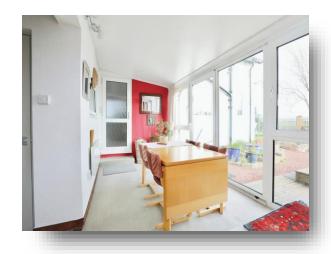
# **Police House Darlton Road, Dunham-On-Trent Newark**

This former police house offers extensive internal accommodation throughout including three/four reception rooms plus a kitchen and ground floor bathroom and shower room. There are three 1st floor bedrooms and a w.c. Delightful wrap around gardens, driveway and a workshop/office.













#### **Entrance Hall**

Double glazed window and central heating radiator.

### **Sitting Room**

16' 2" x 9' 11" ( 4.93m x 3.02m )

Double and secondary glazed window to the front and a further double glazed open door onto the decking, two central heating radiators and a multifuel stove set into the chimney breast, built in cupboards.

#### Lounge

13' 8" x 11' 5" ( 4.17m x 3.48m )

Double and secondary window to the front and a double glazed window to the side, open fire set into the chimney breast and two central heating radiators. A glazed door leads to the sunroom/utility.

### **Utility/Sunroom**

14' 4" max x 14' 2" max ( 4.37m max x 4.32m max )
Tilt and slide double glazed doors, plumbing for a
washing machine and space for a fridge freezer and
dryer and an electric radiator.

#### **Shower Room**

Fitted with a shower cubicle, wash hand basin and a w.c. Double glazed window and an electric radiator.

#### **Kitchen**

11' x 9' 3" ( 3.35m x 2.82m )

Fitted with a range of bespoke wall and base units with complementary worksurfaces with a integrated marble chopping board and a stainless steel sink and drainer. Integrated induction hob with an extractor above and an integrated oven. Space for a fridge, walk in pantry, plumbing for a dishwasher. Complementary flooring, central heating radiator and a double glazed window.

### **Bathroom**

Fitted with a bath, shower cubicle and a wash hand basin. Two double glazed windows to the rear and side and a central heating radiator.

### Study/Studio

17' 7" x 7' 11" ( 5.36m x 2.41m )

Double glazed french doors to the side elevation leading onto decking, roof lantern, double glazed window and central heating radiator.

### First Floor Landing

Loft access

#### **Bedroom One**

13' 10" max x 10' 5" plus recess ( 4.22m max x 3.17m plus recess )

Double and secondary glazed window to the side and a velux window, traditional feature fireplace, sloping beamed ceiling and a central heating radiator.

#### **Bedroom Two**

16' 9" max x 9' 11" ( 5.11m max x 3.02m )

Double glazed windows to the front and side, sloped beamed ceiling, fitted storage, traditional decorative fireplace and a central heating radiator. Access to storage above the stairs.

#### **Bedroom Three**

10' 10" max x 6' 5" ( 3.30m max x 1.96m )

Double glazed fire escape window to the side, fitted storage, sloping arched ceiling and a central heating radiator.

### First Floor Cloakroom

Fitted with a wash hand basin, W.C. Central heating radiator and a double glazed window.

#### Exterior

Positioned of on a superb wrap around plot including Mediterranean style gardens, lawn, red gravel areas, several raised decks and a two paved patios. There is also a wildlife pond, raised beds and a variety of trees including pear, twisted hazel and silver birch as well as an abundance of spring flowers. The gardens are fully enclosed by fence and hedge.

#### **Parking**

A gated paved driveway provides plenty of off street parking

### Workshop/Office

17' 11" x 8' (5.46m x 2.44m)

Converted from the garage providing a workshop area with an office area with Belfast sink and w.c.





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# Police House Darlton Road, Dunham-On-Trent Newark

- Three BEDROOM detached home
- Extensive internal accommodation including three/four reception rooms
- Ground floor shower room and bathroom
- Two double and one single 1st floor bedrooms and a w.c.
- Lovely wrap around gardens, driveway, garage and a shed

Tenure: Freehold EPC Rating: E

offers in excess of

£300,000









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