



**4 Chapel Farm Close, Elston, Newark,  
NG23 5PW**

**Offers Over £540,000**

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A high specification executive detached four bedroom family home built to a quality standard and forming part of the exclusive Chapel Farm Development comprising four houses situated within the stone walled frontage off Low Street in the attractive conservation area of Elston.

The living accommodation has the benefit of new starglazed 'Heritage range' uPVC double glazed windows with acoustic glass and an air source powered central heating system providing underfloor (wet system) heating to the ground floor with traditional panelled radiators on the first floor. Additionally the specification includes good quality bespoke kitchen fittings with appliances and luxuriously appointed bathrooms. There is efficient LED lighting throughout the property.

The current owners have the property superbly presented throughout and there are fitted good quality bespoke shutters and blinds. Offering in the region of 1500 sq. ft of living accommodation which comprises entrance hall, which has a staircase with oak balustrade, cloakroom with WC, 16' lounge with French doors to the rear and a brick built fireplace housing a wood burning stove. Open plan living and dining kitchen with French doors to the rear, quality kitchen units and appliances. On the first floor the master bedroom has an en suite. There are three further bedrooms, a landing and family bathroom.

Outside the house has frontage to Chapel Farm Close and to the rear wooden gates give access to the rear garden and off road car standing. There is a brick built single garage with an electrically operated roller door and a personal door giving access to the garden. There is a pleasant south facing patio and lawned area which is enclosed and secluded. Completed in late 2017 the house is presented in as new condition and viewing is highly recommended.

Elston is conveniently situated within commuting distance of Newark, Bingham, Leicester and Lincoln. There are nearby access points to the A46 and A1 dual carriageways. Amenities in the village include a primary school rated good by Ofsted, the Chequers Inn which is a recently refurbished country pub and restaurant and a small

community run convenience store. Nearby Newark has excellent shopping facilities which include a Marks and Spencers food hall on the new Maltkiln Retail Park and there are Waitrose, Asda, Morrisons and Aldi supermarkets within the town. Newark Northgate Railway Station has fast trains connecting to London King's Cross with a journey time of 75 minutes.

Chapel Farm Development is situated just off Low Street to the east part of the village with a stone walled frontage. Accessed by a private shared driveway with the four properties. The development is within the village conservation area. The property is traditionally built with brick elevations under a pantiled roof and the following accommodation is provided:

## GROUND FLOOR

### ENTRANCE HALL

12'5 x 9'10 (3.78m x 3.00m)



There is a new wood effect composite entrance door, feature staircase with oak newel post and balustrade, under stair cupboard with underfloor heating controls.

### CLOAK ROOM

8'10 x 3'3 (2.69m x 0.99m)

With a white suite comprising low suite WC and wash hand basin with vanity cupboard below. Wooden flooring, double glazed window to the rear elevation, LED down lights and extractor fan.

## LOUNGE

16'4 x 16'0 (4.98m x 4.88m)



The focal point of the room is a brick built fireplace with oak mantle and quarry tiled hearth housing a wood burning stove. Centre opening south facing double glazed French doors to the rear give access to the garden. This is a particularly spacious, light and airy room with double glazed window to the front elevation, two television points, seven double power points one of which incorporates a USB port. LED ceiling lights.



## OPEN PLAN LIVING & DINING KITCHEN

20'4 x 16'0 (6.20m x 4.88m)



Fitted with a range of good quality Shaker design units with base cupboards and drawers with pan drawers, integral waste bins and magic corner shelving, oak block working surfaces over incorporating a ceramic sink and drainer. Integral appliances include a fridge freezer, dishwasher, automatic washer dryer, combination microwave, electric oven, induction hob, stainless steel and glass design extractor.

French doors giving access to the rear garden and patio, there are two double glazed windows to the front elevation. LED ceiling lights, space for a sofa and large dining table. Wall mounted television point, seven double power points and a USB port.



## FIRST FLOOR

### LANDING

The long landing corridor has a radiator and built in cupboard containing a hot water cylinder and high specification pressurised water system, LED ceiling lights and two double glazed windows to the rear elevation.

### MASTER BEDROOM

16'0 x 10'2 (4.88m x 3.10m)



A double size bedroom with radiator and double glazed window to the front elevation and LED down lights, four double power points with one USB port, wall mounted single power point and television point.



### EN SUITE

9'8 x 4'2 (2.95m x 1.27m)



Fully tiled shower cubicle with designer split slate effect tiling, rain head and hand shower and glass screen door. Tiled floor, white suite with wash hand basin and vanity cupboard below. Low suite WC and a heated chrome towel radiator from the central heating system also with a separate electrical element. There are part tiled walls, a uPVC double glazed window to the front elevation, a heated mirror with light, LED down lights and extractor fan.

### BEDROOM TWO

13'1 x 10'5 (3.99m x 3.18m)



With double glazed window to the front elevation, radiator, LED ceiling lights, wall mounted single power point and television point, four double power points with one USB port.

### BEDROOM THREE

16'0 x 9'2 (4.88m x 2.79m)

Measurements exclude the door recess.



A good double sized bedroom with radiator, double glazed window to the front elevation, four double power points and one USB port and LED down lights.

### BEDROOM FOUR/STUDY

8'2 x 6'2 (2.49m x 1.88m)



With radiator, double glazed window to the front, four double power points including USB port and LED down lights. This room is currently utilised as a home office/study.

### FAMILY BATHROOM

7'10 x 5'10 (2.39m x 1.78m)



With white suite including a free standing bath with chrome mixer taps and shower attachment, Butlers style wash hand basin with vanity cupboard below, low suite WC, heated chrome towel rail from central heating also



with an electric element. Tiled floor and part tiled walls, Velux roof light, heated wall mounted mirror with light, LED down lights and extractor fan.

## OUTSIDE



Situated within the development and having frontage to the private drive on Chapel Farm Close, there is access via a right of way leading to the rear of the property where there are wooden gates which allow vehicular access to a surface dressed hard standing for one car and a block paved area. The rear garden is south facing and enclosed with a stone wall having frontage to Low Street with high level wooden panelled fencing and six foot wooden panel fencing along the rear boundary. There is a landscaped lawn area and a flagstone patio and path along the rear of the house creating a pleasant and secluded landscape garden with terraces, timber built garden store shed.



## SINGLE GARAGE

18'9 x 9'8 (5.72m x 2.95m)



Brick built with an electrically operated roller blind door, strip lights and power point and personal door to the side elevation giving access to the garden.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

## TENURE

The property is freehold.

**MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**VIEWING**

Strictly by appointment with the selling agents.

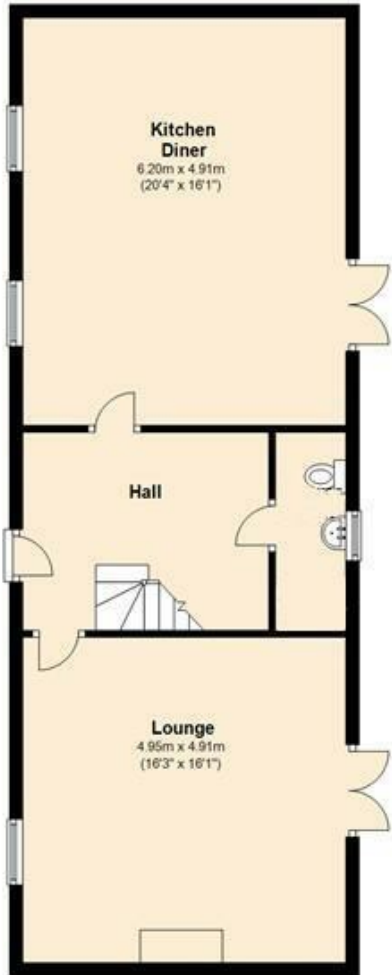
**POSSESSION**

Vacant possession will be given on completion.

**COUNCIL TAX**

The property falls under Newark & Sherwood District Council and is band E.

**Ground Floor**



**First Floor**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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