



**Hawthorn House Top Street, Elston,  
Newark, NG23 5NP**

**£695,000**  
Tel: 01636 611 811

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Located in the charming village of Elston near Newark, this impressive 5 bedroom detached executive-style family home, built in 2005, offers a perfect blend of modern living and comfort. With a generous size layout, the property offers three reception rooms, including a delightful modern sun room extension added in 2019, from which bi-fold patio doors open to the patio terrace and delightful rear gardens.

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The ground floor features a spacious and welcoming entrance hall, a convenient WC, a large sitting room which features a Stovax wood burner, a superb sun/living room extension and a study, ideal for those who work from home. The open-plan dining kitchen has room for a large dining table and is perfect for family gatherings, and fitted with a good range of kitchen units. Additionally there is a useful utility room with personal door connecting to the double garage.

Moving to the first floor, you will find five well-proportioned bedrooms, two of which benefit from en-suite shower rooms, alongside a family bathroom that caters to the needs of a busy household.

Set on a large plot, the property is surrounded by beautifully landscaped gardens, offering a secluded rear garden and patio terrace that is well-screened for privacy. This outdoor space is perfect for children to play or for hosting summer barbecues.

For those with multiple vehicles, the property includes ample parking for up to four vehicles on the driveway, along with a double garage offering further storage, providing both convenience and security.

Elston is a village located approximately six miles from Newark with easy access to the A46 dual carriageway. Village amenities include a community run convenience store, the All Saints Primary School which is rated good by Ofsted and the Chequers Inn, a traditional country pub and restaurant lies at the heart of the community. The nearby town of Newark has a fabulous range of amenities including Waitrose, Asda, Morrisons and Aldi supermarkets, a recently opened Marks and Spencer's food hall and a good range of independent shops. Boutiques, cafes, bars and restaurants are available around the town centre and Georgian market square which also holds regular markets and events. Newark Northgate Railway Station has fast trains connecting to London King's Cross with a journey time of approximately 75 minutes. Nottingham, Newark, Lincoln and Bingham are all within commuting distance.

This quality detached family home built c.2005 and constructed of brick elevations under a pantile roof covering. The living/sunroom extension was built c.2019, and constructed of brick elevations with a flat roof and rubber roof system covering. There are double glazed windows and the central heating system is gas fired from a Worcester gas boiler fitted in Approximately 2018. The living accommodation is arranged over two levels and can be described in further detail as follows:

## GROUND FLOOR

### ENTERANCE HALL

11'7 x 9'11 (3.53m x 3.02m )



Wooden front entrance door with double glazed leaded light and double glazed side windows. Coved ceiling, radiator, ceramic tiled floor, staircase leading to galleried landing.

### WC

4'6 x 3' (1.37m x 0.91m )

Fitted with a well appointed white suite including, a low suite WC and wash hand basin. There are part tiled walls, ceramic tiled floor, radiator and double glazed window.

### SITTING ROOM

22'7 x 12'9 (6.88m x 3.89m )



Wood framed double glazed window to front elevation, radiator, oak flooring, marble fireplace and hearth with wooden fire surround housing a Stovax wood burning stove. Coved ceiling, two radiators, LED ceiling lights and television point.

### LIVING/SUNROOM

23'8 x 11'7 (7.21m x 3.53m )



The extended part of this room was built c.2019. There are uPVC double glazed windows to two sides and bifold uPVC double glazed patio doors leading to the rear garden. Electrically operated Velux roof light, LED downlights, two radiators, television point and oak flooring.



### STUDY

9'9 x 9'9 (2.97m x 2.97m )



Wood framed double glazed window to front elevation, radiator, oak flooring, coved ceiling, LED downlights.

### OPEN PLAN DINING KITCHEN

22'6 x 12'9 (6.86m x 3.89m )



Ceramic tiled flooring, radiator, space for a dining table, wood framed double glazed French doors to the side elevation, two radiators, double glazed window to the rear elevation overlooking the garden. Fitted kitchen units comprise: base units with cupboards and drawers, granite working surfaces over, inset stainless steel 1 1/2 bowl sink, Quooker combi tap providing boiling water, hot water and cold water, tiling to splashbacks, eyelevel wall mounted cupboards, island unit with base cupboards and drawers, granite working surfaces over, two tall cupboards and space housing a Samsung freestanding American fridge freezer. There is a Rangemaster Toledo cooking range incorporating a gas hob with electric hot plate and electric ovens, rangemaster extractor hood over, built in dishwasher.





### UTILITY ROOM

9'9 x 7'7 (2.97m x 2.31m )

Fitted base units with cupboards, working surfaces over, inset stainless steel sink and drainer, tall storage cupboard, plumbing and space for automatic washing machine, space for a dryer, double glazed window to the side elevation, ceramic tiled floor, radiator, extractor and a door leading to double garage.

### FIRST FLOOR

### GALLERIED LANDING

15'10 x 9'10 (4.83m x 3.00m )



Loft access hatch, radiator and Velux roof light.

### BEDROOM ONE

18'11 x 12'11 (5.77m x 3.94m)



Two Velux roof lights, wood double glazed gable end window, four access doors to eaves storage, vaulted ceiling with exposed beams, radiator.

### PASSAGE

9' x 3'9 (2.74m x 1.14m )

Leading to dressing room.

### DRESSING ROOM

8'11 x 6'1 (2.72m x 1.85m )

Double glazed window to front elevation, radiator, two fitted double wardrobes with hanging rail and shelves.

### EN-SUITE SHOWER ROOM

7'3 x 7'1 (2.21m x 2.16m )



White suite comprising: low suite WC, pedestal wash hand basin, double shower cubical with glass doors and screen, waterproof shower boards to the walls, wall mounted shower, heated chrome towel radiator, double glazed window to side elevation, part tiled walls and extractor fan.

### BEDROOM TWO

12'8 x 11'2 (3.86m x 3.40m )



Double glazed window to rear elevation, radiator.

### EN-SUITE SHOWER ROOM

8'8 x 4'7 (2.64m x 1.40m )

Fitted with an ideal standard. White suite comprising: pedestal wash hand basin and low suite WC, shower cubical, tiled walls, glass screen and door, wall mounted Trevi shower over, heated chrome towel radiator, extractor fan, double glazed window to the side and part tiled walls.

### BEDROOM THREE

11'9 x 10'10 (3.58m x 3.30m )



Double glazed window to rear elevation, radiator.

### BEDROOM FOUR

12'9 x 10'4 (3.89m x 3.15m )



Double glazed window to rear elevation, radiator.

### BEDROOM FIVE

11'7 x 9'7 (3.53m x 2.92m )



Double glazed window to front elevation, radiator, range of built in cupboards including three double cupboards with shelving plus two additional storage cupboards.

### FAMILY BATHROOM

8'9 x 7'4 (2.67m x 2.24m )



Fitted with an ideal standard white suite comprising: pedestal wash hand basin, low suite WC, panelled bath, tiled shower cubical with glass door and screen, wall mounted Trevi shower, Velux roof light, heated chrome towel radiator and part tiled walls.

### OUTSIDE

### DOUBLE GARAGE

18'3 x 18'8 (5.56m x 5.69m )

Two up and over doors to the front, wall mounted Worcester gas fired central heating boiler fitted c.2018. Telford Tornado double hot water cylinder, double power point, two strip lights, double glazed window to the side, personal door leading to the utility room and door giving access to the rear garden.

### GARDENS



The property occupies a corner plot. To the frontage there is a block paved driveway with parking for up to four vehicles and leading to the double garage, accessible ramped paved pathway leading to the front entrance door, low maintenance gravel front garden area. To the north side of the property there is a part enclosed triangle shaped garden laid to lawn part enclosed with hedge rows and a post and rail fence, outside cold water tap. a wooden gate gives access to a pathway leading along the side of the house to the rear gardens. The secluded gardens are well screened with hawthorn hedge rows, close boarded boundary fences and a variety of trees including paper birch. The gardens are laid to lawn including an area of sunken garden towards the rear of the plot. There is a stone paved patio terrace along the rear of the house and brick built retaining walls.





### **POSSESSION**

Vacant possession will be given on completion.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band F.



### **TENURE**

The property is freehold.

### **SERVICES**

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

### **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.

### Ground Floor

Approx. 139.5 sq. metres (1501.3 sq. feet)



### First Floor

Approx. 118.0 sq. metres (1270.3 sq. feet)



Total area: approx. 257.5 sq. metres (2771.6 sq. feet)





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



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