



**Hollows End The Hollows, Thurgarton,  
Nottingham, Nottinghamshire, NG14 7GS**

**Guide Price £650,000**

**Tel: 01636 816200**

 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Individual Character Home
- Wonderful 0.29 Acre Plot
- Modern Dining Kitchen
- Ground Floor Bedroom 1
- 2 Further 1st Floor Bedrooms
- Superbly Appointed
- Split Level Lounge/Diner
- Utility and Small Boot room
- Snug/Bed 4/Office
- 4 Piece Bathroom Plus Wetroom

A fantastic opportunity to purchase this individual character conversion, occupying a wonderful and mature plot extending to approximately 0.29 acres and offering an excellent level of superbly appointed accommodation.

The character filled accommodation is ideal for families and includes an oak door leading into the welcoming entrance hall which has double French doors onto the rear garden and a step up into the modern dining kitchen which includes integrated appliances and silestone worktops. There is a useful utility room and separate boot room off the kitchen whilst the main reception room is a lovely split-level lounge/diner with Minster style fireplace and glazed oak doors onto the rear garden.

There is a spacious ground floor bedroom with fitted wardrobes, another versatile room, currently used as a snug and also working as a 4 bed/box room plus a modern ground floor wetroom then 2 further bedrooms and a 4-piece en suite to the 1st floor.

The plot is a particular feature of the property, extending to approximately 0.29 acres in total, approached via double gates at the front which lead to a gravelled parking and turning area and the single garage. The majority of the gardens site to the rear of the property and include a generous sweeping lawn, 2 attractive paved seating areas and a composite decked dining area.

Viewing is highly recommended to appreciate the plot, position and specification of this unique character home.

### **ACCOMMODATION**

A contemporary style oak glazed entrance door leads into the entrance hall.

### **ENTRANCE/HALLWAY**

A spacious and welcoming entrance hall with coved ceiling, central heating radiator, solid, oak flooring, an oak spindle staircase to the first floor, wall light, points, security alarm control panel a useful built-in double coats cupboard with hanging round and shelving.

The initial entrance hall opens into a further hallway with attractive beamed ceiling, oak double glazed French doors onto the gardens, a latch and brace door into the lounge and a step up into the dining kitchen.

### **DINING KITCHEN**

Superbly fitted with a modern range of high gloss base and wall cabinets with silestone worktops, upstands, splashback, and a three seater breakfast table. Built-in appliances include a Smeg oven with Neff 5 burner gas hob and extractor hood over, integrated refrigerator, a dishwasher by John Lewis plus UPVC double glazed oak effect windows overlooking the gardens, beams to the ceiling, tiled flooring, central heating radiator and a glazed oak door into the utility room.

### **UTILITY ROOM**

A useful utility room, fitted with a range of base and wall cabinets to match the kitchen and including silestone worktops and upstands. Underlighting, integrated microwave oven, tiled flooring and a UPVC double glazed oak effect window.

### **BOOT ROOM**

With tiled flooring, space for appliances including plumbing for washing machine, a UPVC double glazed obscured window and the wall mounted central heating boiler.

### **SPLIT LEVEL LOUNGE DINER**

A superb dual zone reception room with lounge area including exposed timber beams to the ceiling, a central heating radiator and a feature stone Minster fireplace housing a gas effect log burner, flanked by two UPVC double glazed windows.

A shallow step leads down to the dining area which includes a central heating radiator and large glazed oak glazed doors onto the rear decking. There is also a UPVC double glazed window to the side aspect.

### **SNUG/BED FOUR**

With laminate flooring, a central heating radiator, spotlights to the ceiling, white painted beams and 2 oak effect UPVC double glazed windows.

### **GROUND FLOOR DOUBLE BEDROOM**

A spacious dual aspect double bedroom with spotlights to the ceiling, 2 central heating radiators, UPVC double glazed windows to 2 aspects and a range of fitted wardrobes.

### **GROUND FLOOR WETROOM**

Superbly fitted with a modern suite including a Roka floating vanity wash basin with mixer tap, a dual flush toilet and shower with fixed glazed screen, aquapanel walls and a mains fed, drench head shower with additional spray hose. Spot lights to the ceiling, tiled flooring, a chrome towel radiator, white painted beams to the ceiling and a UPVC double glazed obscured window.

### **FIRST FLOOR LANDING**

With access hatch to the roof space and to the eaves, a large double glazed skylight, 2 useful built-in storage cupboards and doors to bedrooms 2 and 3.

## **BEDROOM TWO**

A double bedroom with central heating radiator, a UPVC double glazed dormer window, access to the eaves for storage and an oak latch and brace door into the bathroom.

## **BATHROOM**

A 4 -piece bathroom including a panel sided bath with central mixer tap, a floating vanity wash basin with mixer tap and splashbacks, a dual flush toilet and shower enclosure with glazed sliding doors and mains fed, drench head shower with spray hose. Aquapanel walls, tiled flooring, chrome towel radiator, access to the eaves, spotlights to the ceiling and a Velux skylight.

## **BEDROOM THREE**

With central heating radiator, a UPVC double glazed dormer window and access to the eaves.

## **DRIVEWAY AND GARAGE**

Double gates to the front of the plot open onto a gravelled driveway and turning area which leads to the single garage with electric roller door.

## **GARDENS**

The property occupies a fantastic plot, extending to approximately 0.29 acres in total, the majority being set to the rear of the property which affords a south-easterly aspect and includes a raised composite decked dining area, flagstone terrace, sweeping lawns and a circular paved patio area.

## **COUNCIL TAX BAND**

The property is registered as council tax band F













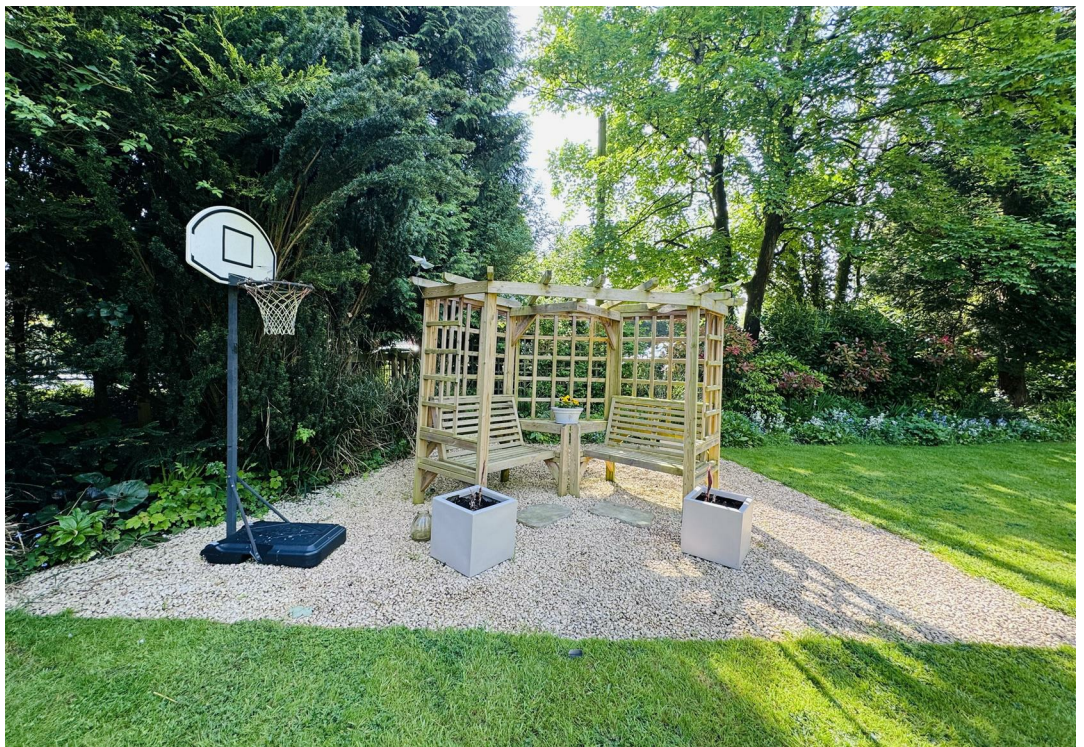






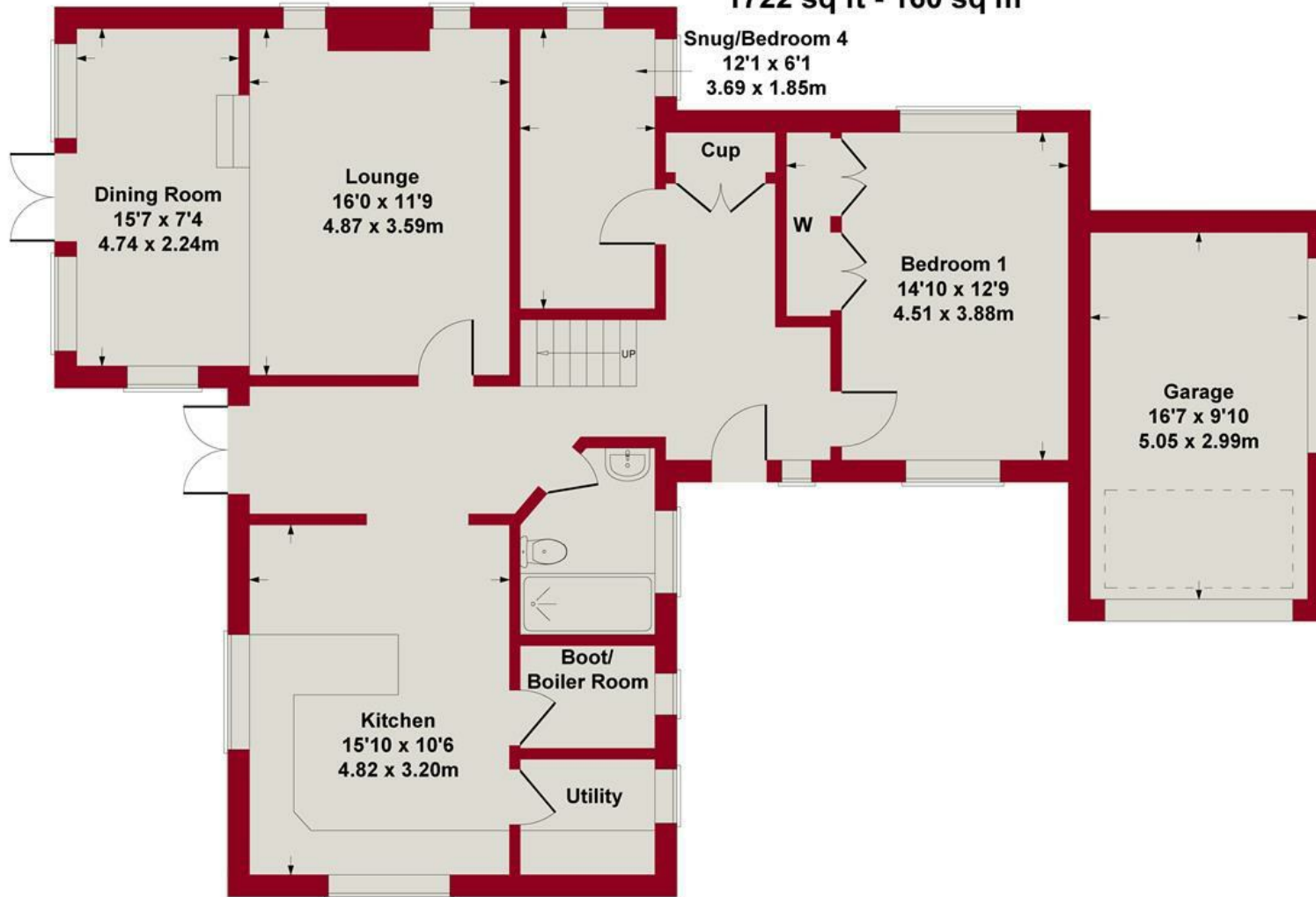




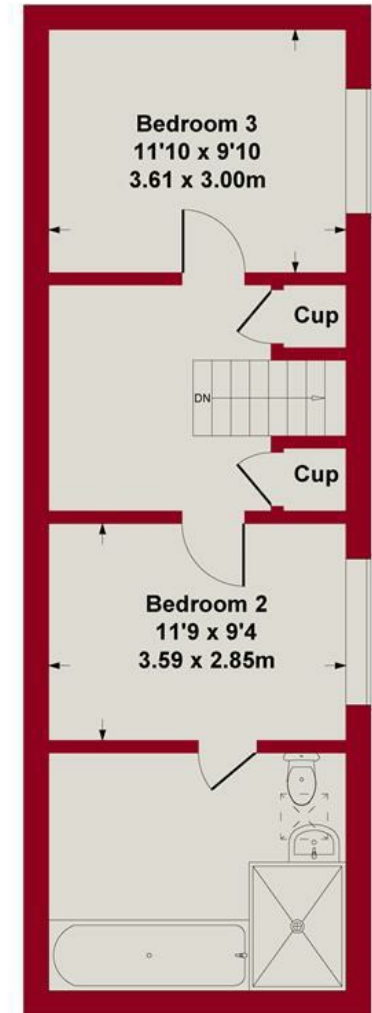




Approximate Gross Internal Area  
1722 sq ft - 160 sq m



GROUND FLOOR

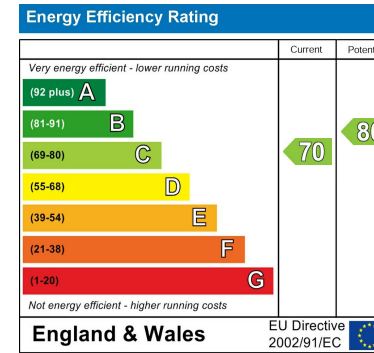


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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