



Newark Road

Wellow



Auction Guide Price £300,000

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Estate & Letting Agents





Prepare to be impressed . . .



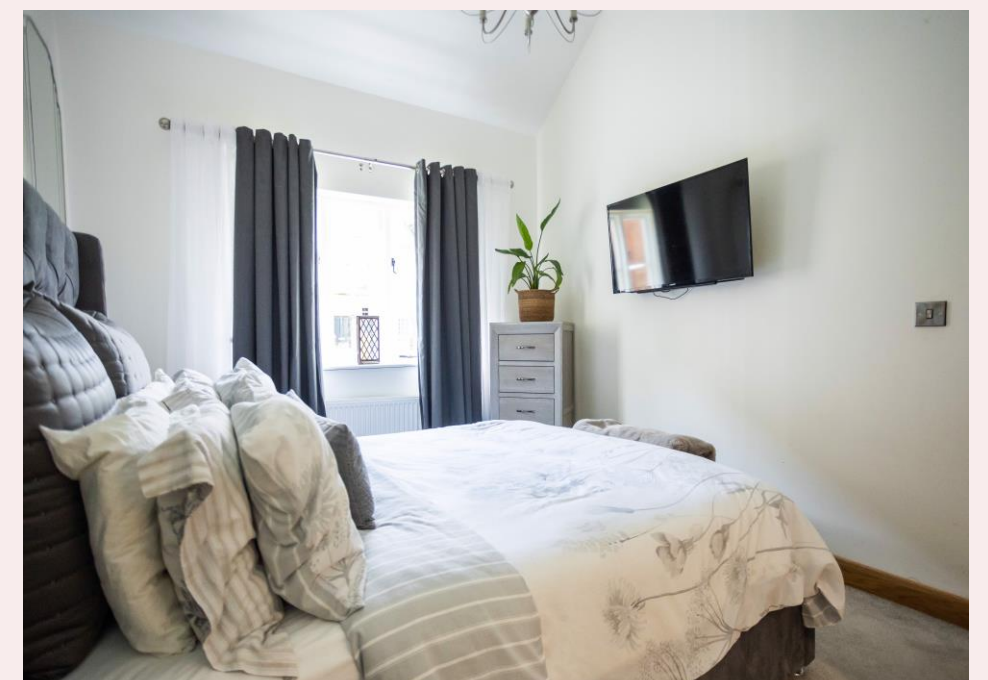


Newark Road



Welcome

Wow this wonderful Grade II listed stable conversion is something you do not want to miss. Taking the private road that leads into this lovely quiet Cul-De-Sac where The Old Stables stands so proudly, you get a real sense of what's to come. The current owners have carefully considered the needs of the modern-day family and executed it well! Lovingly restored throughout and extending to the rear really has made the most of this property where the original vaulted ceilings remain a feature in almost every room!! The property comprises of an almost 30ft long Open Plan living area complete with a fully fitted, high quality kitchen including integrated appliances and a large lounge area for the whole family to enjoy. Three sets of bi-fold doors leading onto the rear garden and three Velux sky lights make this room bright and airy. There are three great sized bedrooms, the master benefits from its very own en-suite and a modern family bathroom. Externally there is off road parking and a beautiful cobble stone path leading to the main entrance. A private, fully enclosed rear garden is laid mainly to lawn and has a patio area that runs in line with the extension. Viewings are an absolute must; this home is unique and certainly one of a kind. Call us to arrange your accompanied viewing today. Single Storey Rear Extension, New Windows to Rear Elevation & Retrospective Permission for pointing to Extension. Please see Newark & Sherwood District Council Reference 19/00612/LBC information



Step inside...

Entrance Hall

Enter through the barn style composite door into the entrance hall. With wood effect tiled flooring, doors leading to the open plan living area, three bedrooms and family bathroom.

Open Plan Living Area 27' 11" x 14' 7" (8.50m x 4.45m)

The open plan living area is located within the new extension to the barn. Fitted with a high quality kitchen finished in a traditional shaker style with granite worktops and double Belfast sink. The kitchen benefits from integrated appliances including full size fridge, full size freezer, dishwasher and instant boiling hot water tap, so no need for a kettle!! A wonderfully large Island allows for extra kitchen storage space and handy breakfast bar. The living area is bright and airy thanks to the three sets of bi folding doors and the Velux sky lights. The floor is finished in wood effect tiled flooring and benefits from under floor heating.

Master Bedroom 12' 3" x 9' 9" (3.74m x 2.96m)

The master bedroom has carpet flooring, double glazed wooden framed window to the front aspect and radiator. A door leads into the ensuite.

Ensuite 9' 9" x 7' 0" (2.96m x 2.14m)

The ensuite has a modern twist, finished in matt black fixtures comprising a large shower cubicle with mains fed shower, hand wash basin and low flush WC set within a vanity storage unit. The shower cubicle has aqua board walls and tiled flooring. Currently there is pace and plumbing for a washing machine and the possibility of sectioning off part of the large ensuite to make wardrobe storage space.

Bedroom Two 9' 8" x 11' 8" (2.95m x 3.56m)

With carpet flooring, radiator and two double glazed wooden framed windows to the front aspect.

Bedroom Three 9' 1" x 8' 1" (2.76m x 2.46m)

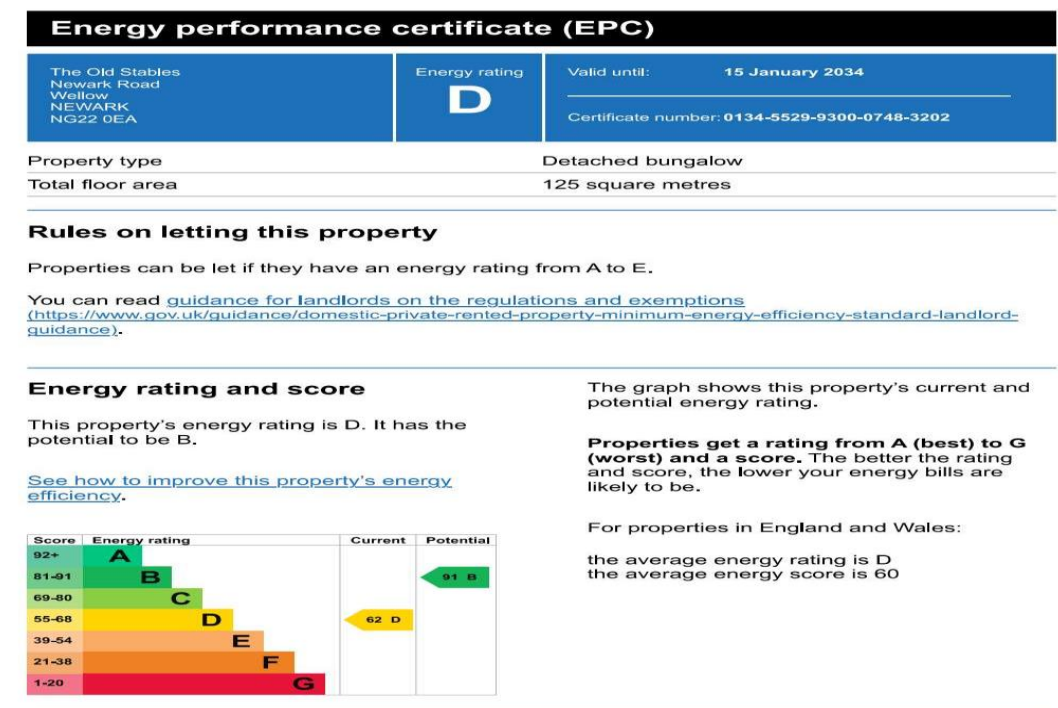
With carpet flooring, radiator and two double glazed wooden framed windows to the front aspect.

Family Bathroom 8' 8" x 5' 8" (2.65m x 1.72m)

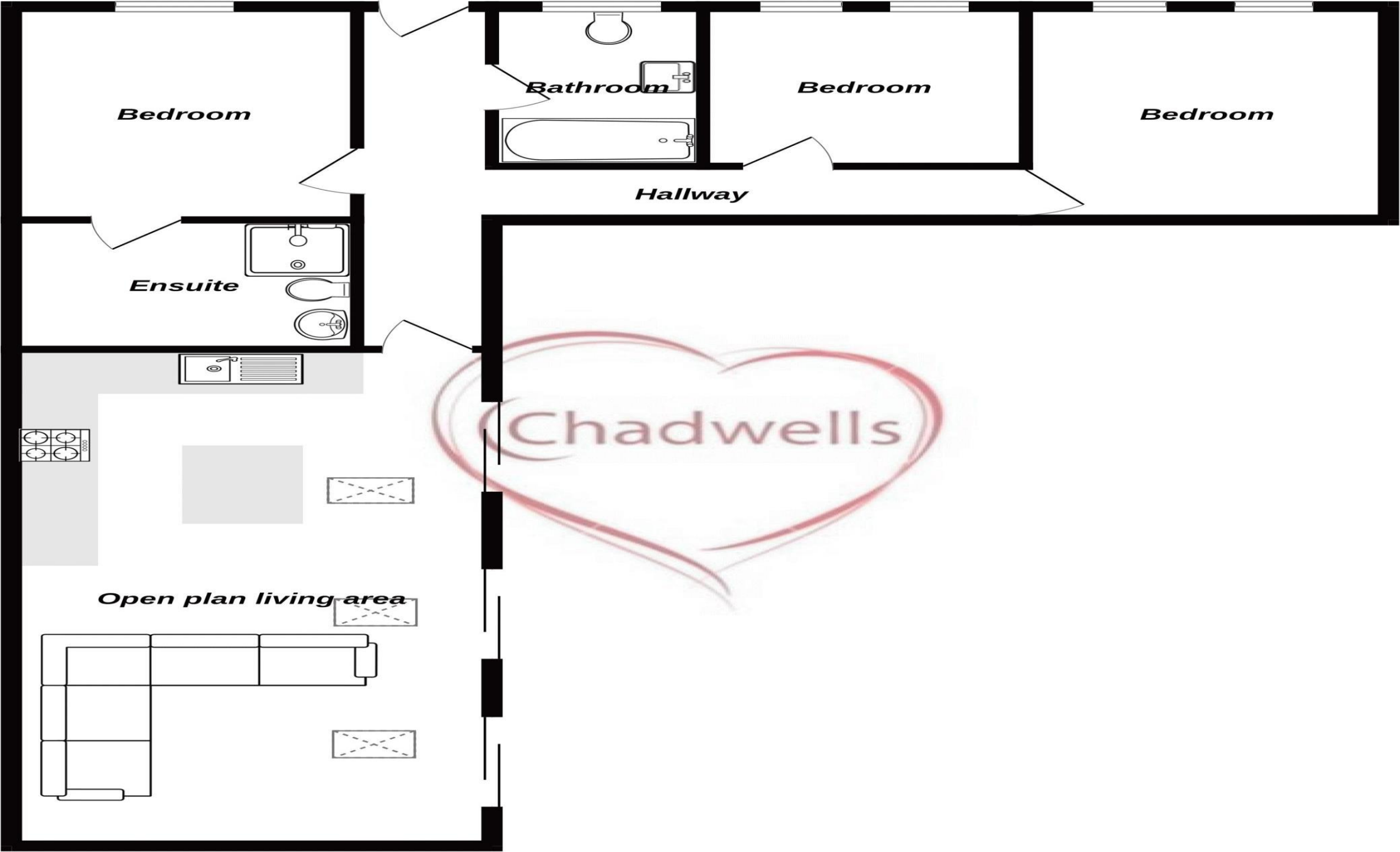
The family bathroom is fitted with a three piece suite comprising large bath with electric shower over and glass screen, low flush WC and hand wash basin sat on a vanity storage unity. Part tiled walls, tiled floor and radiator. Frosted double glazed wooden framed window to the front aspect.

Outside

To the front of the property there is a cobbled stone path leading to the front door and space for parking. The rear garden is laid mainly to lawn and has a patio area surrounding the extension of the property. Foundations and drainage are laid for the already approved utility room extension.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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