

Old Melton Road

Normanton on the Wolds
Nottingham
NG12 5NN

Guide Price £800,000 - £850,000



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Location



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0115 841 1155



- Character cottage
- Detached
- Three bedrooms
- Circa 0.23 acre plot
- Mature gardens
- Views over a paddock
- Two double garages
- Sought after village location
- Tenure - Freehold
- Council tax - Band G



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Key Features

This enchanting character cottage, situated in the picturesque countryside village of Normanton on the Wolds. Set on a generous plot, this home boasts two double garages, an established garden with breathtaking paddock views, and an abundance of original features throughout.

Stepping inside, you are welcomed by a bright and inviting entrance hall and access to the main living areas. The elegant dining room features a charming front-facing window and traditional wooden latch doors, offering an intimate setting for family meals. The thoughtfully designed kitchen/breakfast room is fitted with a range of stylish wall and base units, granite countertops, a Belfast sink, an AGA cooker, and a convenient breakfast bar. A pantry provides additional storage. The sunroom, bathed in natural light, offers the perfect place to unwind while enjoying stunning views over the beautifully maintained rear garden and the paddocks beyond. The living room is a warm and comfortable retreat, featuring front and side-facing windows, plush carpeting, and an inset gas fire with a decorative surround. A practical utility room, which includes a downstairs WC, hand wash basin, and space for laundry appliances, adds to the home's convenience.

Ascending to the first floor, the master bedroom is a serene retreat, boasting dual-aspect windows, built-in wardrobes, and delightful garden views. The second bedroom has character with exposed beams, a built-in wardrobe, and a front-facing window. The third bedroom, positioned to the side of the home, features a built-in storage cupboard and a vanity unit with a hand wash basin. The family bathroom is beautifully appointed with a three-piece suite comprising a bath with an overhead shower, a hand wash basin, and a low-level WC.

The outdoor space is truly a highlight of the property. The impeccably maintained front and rear gardens are a haven for garden lovers, with a variety of mature trees, shrubs, and vibrant planting that create a peaceful and private setting. Thoughtfully landscaped, the garden offers multiple seating areas, perfect for relaxation or entertaining while enjoying the scenic views over the adjacent paddocks.





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Ground Floor
Approx. 75.6 sq. metres (813.9 sq. feet)

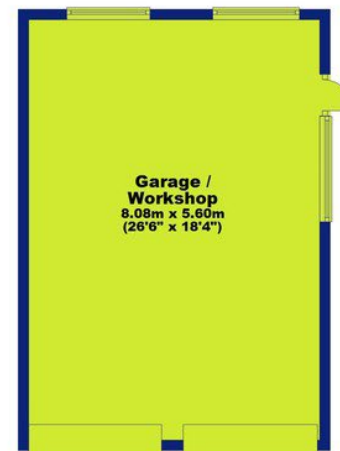


First Floor
Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 221.5 sq. metres (2384.0 sq. feet)

Outbuildings
Approx. 84.5 sq. metres (909.3 sq. feet)





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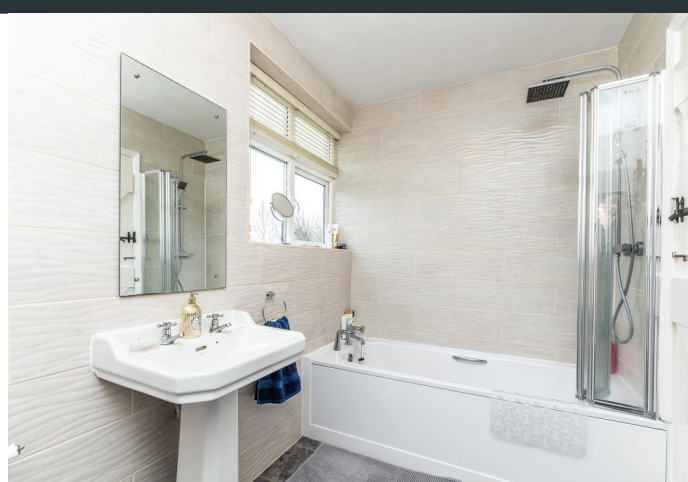


Video



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Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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