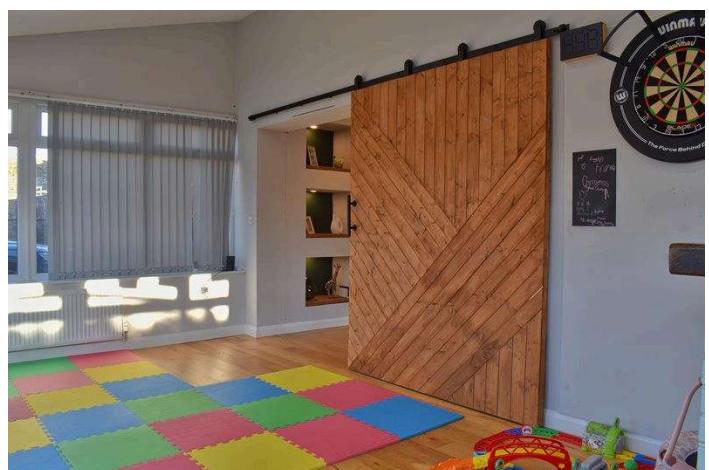


Woodhill Road, Collingham

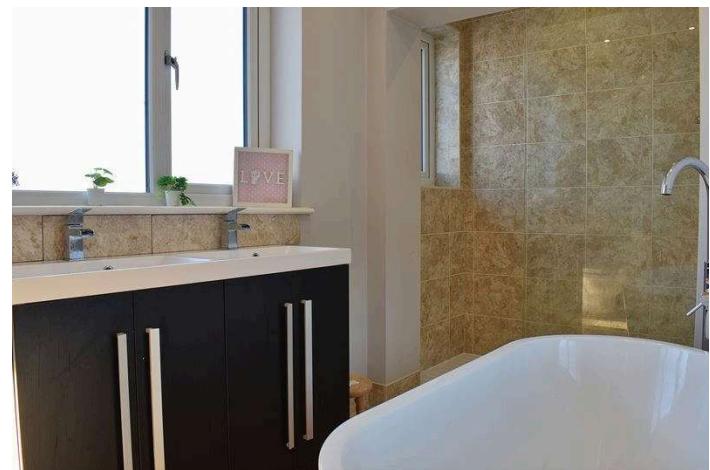


GUIDE PRICE £450,000 to £470,000. A stunning four bedroom detached residence situated in a sought after village location. The property has been extensively refurbished with a very contemporary feel and in addition to the bedrooms, there are three excellent sized reception rooms, breakfast kitchen, utility, cloakroom, bathroom and en-suite. There is ample off road parking via two driveways, carport, detached garage and a large private garden. Early viewing is essential.

Guide Price £450,000 to £470,000







Situation and Amenities

Collingham is a vibrant village situated approximately 6 miles from the historic market town of Newark on Trent, with a vast range of amenities. There is an excellent primary school, medical centre, dentist, library, a Co-op and a good range of local shops. There are public houses in the village that provide good food, and a variety of social clubs and organisations. Conveniently situated for access to the A46 for commuting to Lincoln, the A1 and Newark, the latter having a direct rail link to London Kings Cross (approximately 80 minutes). Collingham also has its own railway station with frequent trains to Lincoln, Newark and Nottingham.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has a window to the front elevation, a dual aspect staircase rising to the first floor and doors providing access to the lounge, breakfast kitchen and dining room. Also accessed from the hallway is a useful storage cupboard. The hallway has solid wood flooring and a radiator.

Lounge 18' 7" x 13' 5" (5.66m x 4.09m)

This fabulous reception room has a large window to the front elevation and a sliding door into the garden room. There are two focal points in the lounge, one of which is the chimneybreast with log burning stove inset, the second is the large media wall with recessed shelving units and a flat screen TV (the TV is available by separate negotiation). The room has the same solid wood flooring that flows through from the hallway, recessed ceiling spotlights and a radiator.

Garden Room 20' 3" x 12' 6" (6.17m x 3.81m)

This superb room has triple aspect windows enjoying views of the garden, and French doors leading out into the garden. The garden room is of dwarf brick wall construction with a upvc frame, and a solid roof with three skylight windows. The room has wooden flooring, recessed ceiling spotlights and two radiators.

Breakfast Kitchen 13' 0" x 11' 8" (3.96m x 3.55m)

Having a window to the rear elevation and a half glazed door providing access out to the driveway. Further doors lead to the utility room and the dining room. The breakfast kitchen is of sufficient sized to comfortably accommodate a small table and also has two useful storage cupboards. The kitchen itself is fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, dishwasher and fridge. The room has a high gloss ceramic tiled floor, a radiator, recessed ceiling spotlights and both pelmet and kickboard lighting.

Utility Room

The utility room has a window to the rear elevation and is fitted with storage cupboards to match those of the kitchen. There is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room has the same flooring that flows through from the kitchen and a ceiling light point. A door leads into the ground floor cloakroom.

Ground Floor Cloakroom

The cloakroom has an opaque window to the rear elevation and is fitted with a wash hand basin and WC. The room has the same high gloss ceramic tiled floor and a recessed ceiling spotlight. The central heating boiler is located here.

Dining Room 13' 4" x 9' 3" (4.06m x 2.82m)

The dining room is accessed from both the hallway and the breakfast kitchen and has a window to the front elevation, wooden flooring, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all four bedrooms and the family bathroom. The landing has a useful storage cupboard and a ceiling light point.

Bedroom One 15' 5" x 12' 7" (4.70m x 3.83m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale. A door provides access to the en-suite shower room.

En-suite Shower Room 8' 4" x 4' 6" (2.54m x 1.37m)

The en-suite has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiled walls. In addition there are recessed ceiling spotlights and a heated towel rail.

Bedroom Two 13' 5" x 10' 8" (4.09m x 3.25m)

A further double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 13' 5" x 9' 1" (4.09m x 2.77m)

A double bedroom with a window to the rear elevation, cornice to the ceiling, wood panelling to the walls, a ceiling light point and a radiator.

Bedroom Four/Study 7' 5" x 5' 9" (2.26m x 1.75m) (plus recess)

A small single bedroom with a window to the front elevation. Sited above the staircase is a recess which could accommodate a built-in single bed. Above this recess is a storage cupboard. The bedroom is currently utilised as a home office/study and has a ceiling light point. Access to the loft space is obtained from here.

Family Bathroom 12' 9" x 5' 6" (3.88m x 1.68m)

The bathroom has an opaque window to the rear elevation and is fitted with a contemporary white suite comprising a double ended bath and tap stand, a large vanity unit with twin sinks and storage beneath, and WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is enhanced with a ceramic tiled floor and part ceramic tiling to the walls. There are recessed ceiling spotlights and a heated towel rail.

Outside

The property stands on an excellent sized corner plot and has two driveways. The driveway from Woodhill Road is accessed via a five bar gate and leads onto a block paved driveway providing off road parking for numerous vehicles. Situated adjacent to the driveway is a large timber shed/workshop which is equipped with power and lighting and included within the sale. There is a further gated access and driveway from South Scarle Road which again leads onto a substantial driveway and also has off road parking for numerous vehicles and in turn leads down to the detached garage and carport.

Garage 13' 3" x 12' 9" (4.04m x 3.88m)

The garage has an up and over door to the front elevation and is equipped with power and lighting.

Garden

The principal garden is to the side of the property, it is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn with raised borders. Situated to one corner is a raised deck which provides an ideal outdoor seating and entertaining area. The hot tub is included within the sale.

Council Tax

The property is in Band E.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

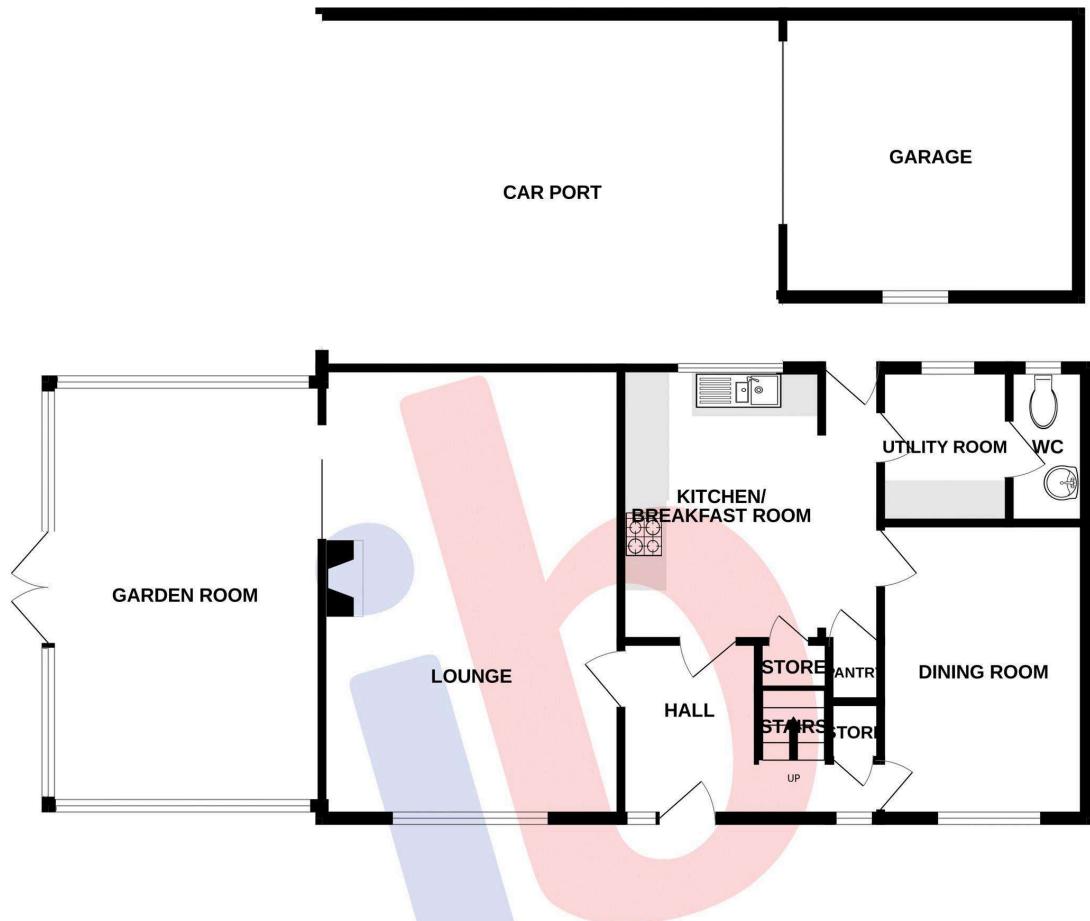
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co

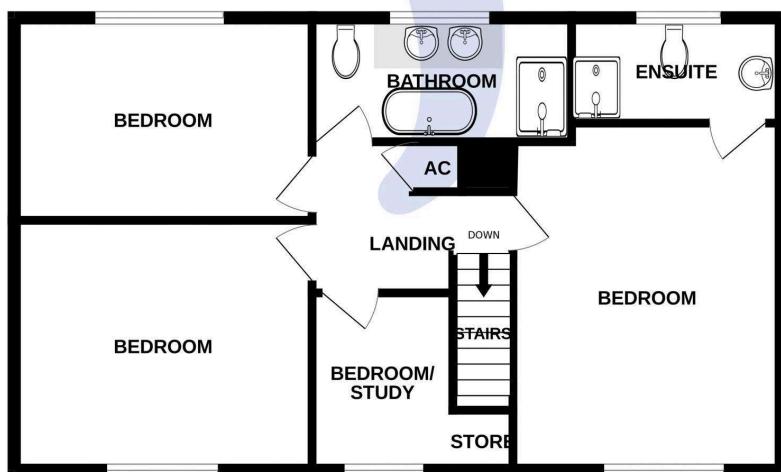
LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents**

Note. We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007587 02 January 2026

GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2102 sq.ft. (195.2 sq.m.) approx.

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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