



**Ash Close, Dunham-On-Trent Newark NG22 0WA**

**welcome to**

**Ash Close, Dunham-On-Trent Newark**

A SHOW STOPPING five bedroom detached executive family home nestled on the LARGEST plot on an exclusive development of just four luxury homes. This property is designed to the highest specification and complimented further by OUTSTANDING landscaped gardens to three sides



### **Entrance Hall**

Modern decor fitted with double storage and single storage, tiled flooring, double glazed window, double glazed door and central heating radiator.

### **Cloakroom**

Fitted with wc, wash hand basin, tiled flooring and central heating radiator.

### **Kitchen**

13' x 13' max ( 3.96m x 3.96m max )

Fitted kitchen with white gloss wall and base units, complementary work surfaces and 1 1/2 ceramic sink and drainer unit. With integrated appliances including electric oven, electric hob, dish washer and wine cooler. Double storage space, tiled flooring, double glazed window and central heating radiator.

### **Breakfast Room**

12' 3" x 13' 3" ( 3.73m x 4.04m )

Situated off the kitchen with tiled flooring, feature wall decor, double glazed window and door and central heating radiator.

### **Dining Room**

13' 2" x 10' 4" ( 4.01m x 3.15m )

Modern decor with two double glazed windows and central heating radiator.

### **Lounge**

12' 2" x 20' 5" ( 3.71m x 6.22m )

Modern decor with double glazed window and central heating radiator.

### **Orangery**

11' 7" x 27' ( 3.53m x 8.23m )

With tiled flooring, two central heating radiators and air conditioning unit.

### **Landing**

Staircase leading to landing with cupboard housing the alarm and cctv and full height double glazed window.

## **First Floor**

### **Landing**

Full height double glazed window, central heating radiator and a storage cupboard.

### **Bedroom One**

16' x 13' 3" ( 4.88m x 4.04m )

Double glazed window to the front elevation and a central heating radiator. A door leads to the dressing room and Jack and Jill bathroom.

### **Walk In Wardrobe**

9' 8" x 8' to wardrobe front ( 2.95m x 2.44m to wardrobe front )

Fitted wardrobe and drawer units and a double glazed window to the rear elevation.

### **Jack And Jill Bathroom**

A luxury bathroom fitted with a double ended bath, his and hers wash hand basins, each with vanity units and a w.c. Double walk in shower cubicle with his and hers rainfall showers, two extractors, two heated towel rails, spotlights to the ceiling, double glazed window and high quality floor and wall tiling.

### **Bedroom Four**

16' 4" x 11' 5" ( 4.98m x 3.48m )

Double glazed window to the rear elevation with integrated shutters, central heating radiator and a door leading to the jack and Jill bathroom.

### **Bedroom Five**

10' 5" x 9' 1" ( 3.17m x 2.77m )

Double glazed window to the front elevation and a central heating radiator.

## **Second Floor**

### **Landing**

Stairs lead from the first floor landing.

### **Bedroom Two**

15' 3" plus door x 9' 3" ( 4.65m plus door x 2.82m )

Double glazed velux window and a central heating radiator.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator, tiled flooring and a double glazed velux window.

### **Bedroom Three**

15' 3" x 10' 9" to wardrobe front ( 4.65m x 3.28m to wardrobe front )

Double glazed velux window, fitted wardrobes and a central heating radiator.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator and a double glazed velux window.

### **Gardens**

Beautiful landscaped tiered gardens with three areas of decking, one terraced area, Indian sandstone and raised beds. There is also a attractive gazebo, ideal for summer entertaining.



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welcome to

## Ash Close, Dunham-On-Trent Newark

- Five double bedroom detached residence arranged over three levels
- Finished to an exacting standard throughout
- Superbly appointed reception rooms and an extensive orangery
- Two ensuites plus a luxury Jack and Jill bathroom
- Beautiful landscaped tiered gardens, countryside views

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

**£515,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)