



**8 Hobsons Acre, Gunthorpe,
Nottinghamshire, NG14 7FF**

£345,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2 Reception Areas
- Tastefully Modernised
- Off Road Parking & Garage
- Generous Plot
- 4 Bedrooms
- Ground Floor Cloak Room
- Contemporary Kitchen & Bathroom
- South Westerly Rear Aspect
- Viewing Highly Recommended

An excellent opportunity to purchase a tastefully presented detached home tucked away in a small cul-de-sac setting within this popular Trent side village with excellent road communications to local market towns.

The property has seen a thoughtful programme of modernisation over the years with a contemporary kitchen and bathroom as well as neutral decoration and benefits from UPVC double glazing and gas central heating.

The property offers a deceptive level of accommodation large enough to accommodate families particularly making use of the local school but would appeal to a wider audience, whether it be from single or professional couples or even those downsizing from larger dwellings looking for a well maintained home within a village setting.

The accommodation comprises an initial entrance hall which is open plan to a versatile dining area and, in turn, the main reception which runs the full width of the property and benefits from a south westerly aspect into the garden. The kitchen is beautifully appointed having been modernised throughout with a generous range of contemporary units and integrated appliances. In addition there is a useful ground floor cloak room. To the first floor there are four bedrooms, three of which are large enough to accommodate double beds, as well as a contemporary first floor bath/shower room.

The property benefits from a good level of off road parking with a block set driveway and garage and an excellent sized rear garden that extends to approximately 100 ft in length with a south westerly aspect.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

GUNTHORPE

The village of Gunthorpe is a very pretty Trent-side village having a primary school and thriving local community with water-side public houses and restaurants. Further facilities are available in the nearby market town of Bingham and in the adjacent village of Lowdham there is a doctor's surgery and train station with links to Nottingham and Newark. The village is ideally placed close to the A6097 which provides links to the A46 and A52, A1 and M1.

A UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS LEAD THROUGH INTO:

INITIAL ENTRANCE HALL

8'2" x 6'10" (2.49m x 2.08m)

A light and airy space which is open plan to a dining area and gives access into both the kitchen and sitting room; having staircase rising to the first floor landing, window to the front and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'10" x 2'10" (1.78m x 0.86m)

Having a two piece white suite comprising WC and vanity unit with ceramic washbasin and tiled splash backs; window to the front.

KITCHEN

14'7" x 8' (4.45m x 2.44m)

Tastefully appointed having been modernised with a generous range of contemporary wall, base and drawer units providing an excellent level of storage and including full height larder unit with overhead storage unit; alcove designed for American style fridge freezer; two runs of quartz effect laminate work surfaces with inset sink and drain unit; breakfast bar area providing informal dining; integrated appliances include Bosch four ring gas hob, Bosch double oven, Hotpoint microwave, Sharp dishwasher and washing machine; window to the front and exterior door to the side. A further door leads into and inner lobby having cloaks hanging space and access to a useful under stairs storage cupboard.

An open doorway leads through into:

An open doorway leads through into:

DINING/RECEPTION AREA

8' x 8' (2.44m x 2.44m)

A versatile space currently utilised as formal dining and leading by an open archway into:

SITTING ROOM

19'8" x 11'8" (5.99m x 3.35m; 2.44m)

A well proportioned light and airy space having large picture window and additional sliding patio into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors leading to:

BEDROOM 1

16'10" x 8' (5.13m x 2.44m)

A particularly well proportioned double bedroom having an aspect into the close at the front.

BEDROOM 2

10'11" x 10'2" (3.33m x 3.10m)

A further double bedroom having a delightful aspect into the rear garden.

BEDROOM 3

10' x 8'6" (3.05m x 2.59m)

Again a double bedroom having aspect into the rear garden.

BEDROOM 4

11'5" max into alcove x 6'6" (3.48m max into alcove x 1.98m)

An L shaped room currently utilised as a first floor office/dressing room but makes a further fourth bedroom; having a pleasant aspect into the close at the front.

BATH/SHOWER ROOM

9'6" x 5'6" (2.90m x 1.68m)

Having a contemporary suite comprising large double width shower enclosure with glass screen and chrome wall mounted shower mixer with both independent handset and rainwater rose over, panelled bath with chrome mixer tap, close coupled WC and pedestal washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and window to the side.

EXTERIOR

The property occupies a pleasant location tucked away in a small cul-de-sac setting position on what is a generous plot by modern standards extending to approximately 150 ft. in length. This includes a rear garden approaches 100 ft. in depth and benefits from a south westerly aspect. The property is set back from the close behind an open plan frontage which has been landscaped to maximise off road parking with a generous block set driveway providing off road car standing for several vehicles and in turn leads to the attached garage having up and over door to the front and additional full sized garage door at the rear giving direct access into the garden. A separate courtesy gate gives access into the rear garden; having an initial raised terrace which links back into the main reception area of the house creating an excellent outdoor entertaining space. This leads down onto a mainly lawned garden enclosed by fencing and hedging and encompassing a useful timber storage shed.

COUNCIL TAX BAND

Newark & Sherwood District Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

We understand there has previously been surface water flooding at the foot of the garden but the property sits on an elevated position and has remained unaffected.

The property benefits from its own driveway but also use of a shared parking area within the cul-de-sac. We understand there maybe a shared responsibility for maintenance of this area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria

(i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

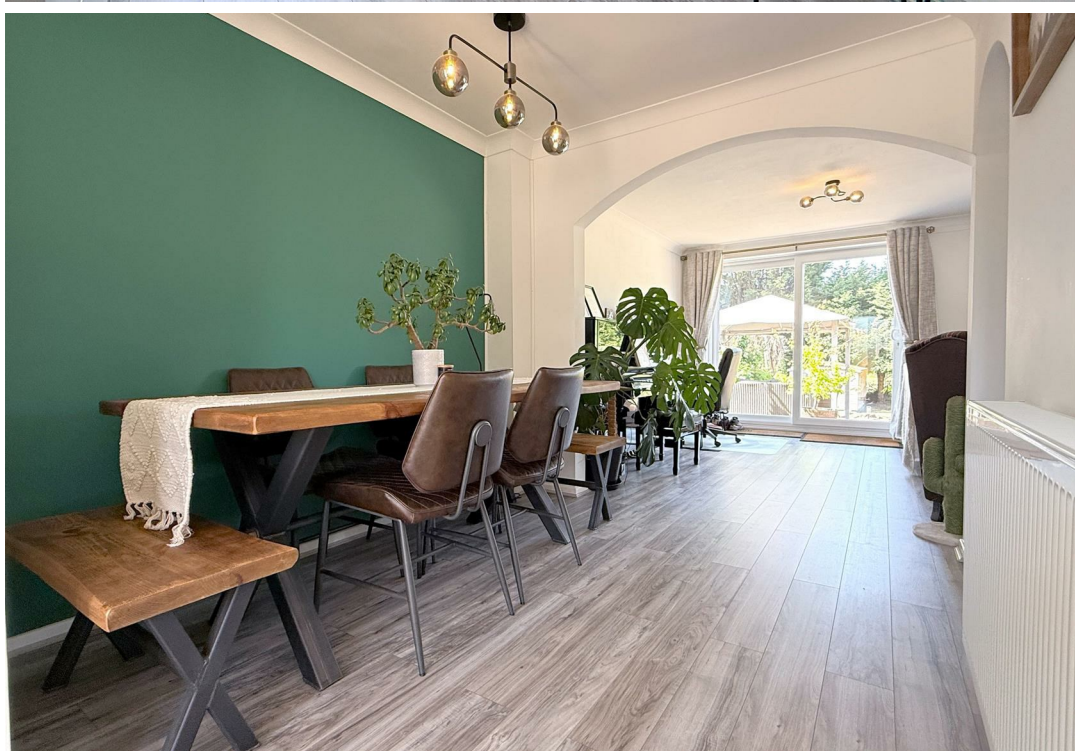
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

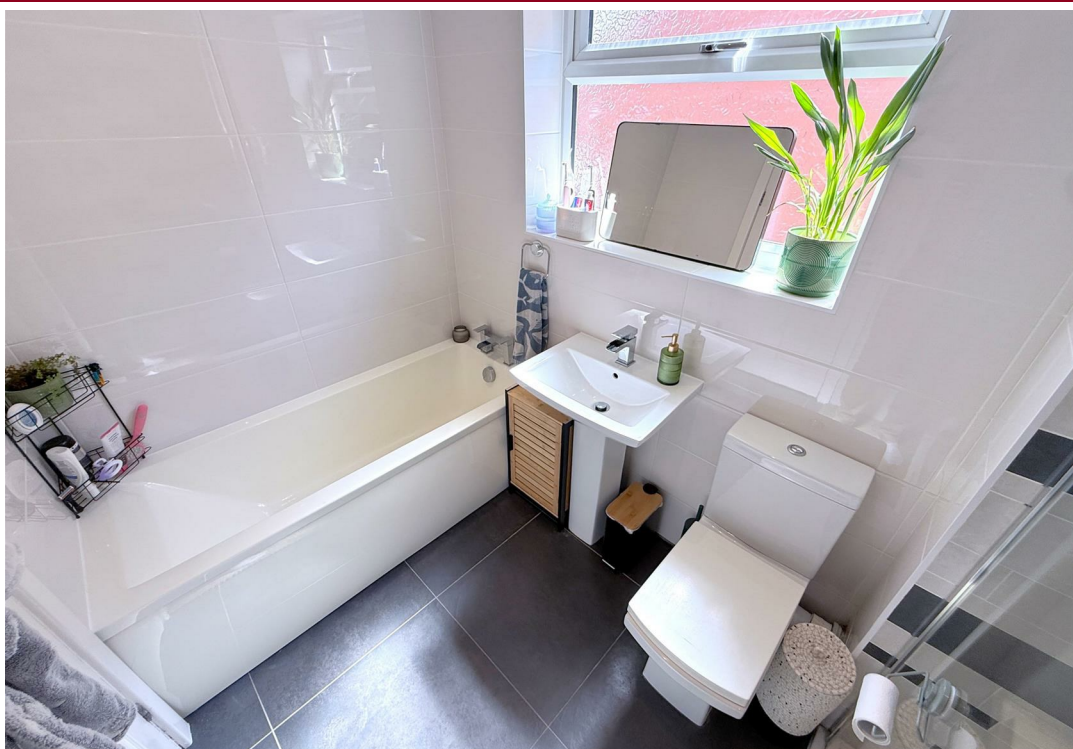




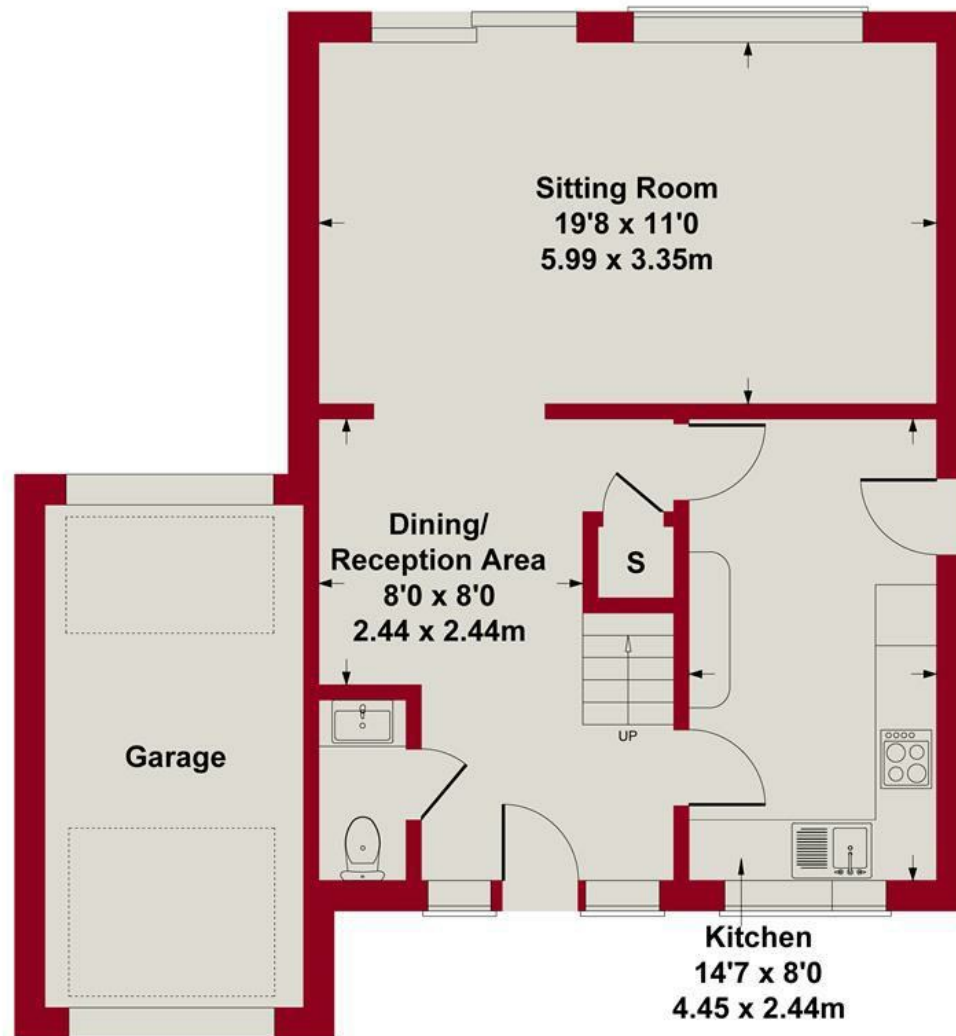




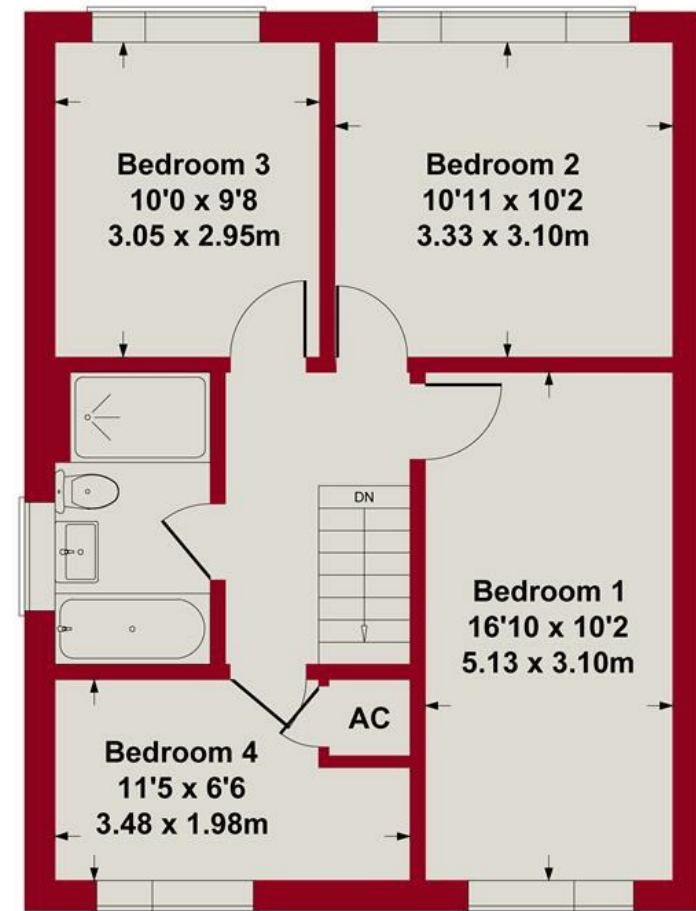








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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