

Brownlow Close, East Stoke Newark NG23 5QN

william h brown

welcome to

Brownlow Close, East Stoke Newark

ONE OF A KIND! Tucked away in a quiet cul-de-sac location on the edge of a sought-after village, this exclusive home exceeds all expectations. Offering generous and versatile accommodation throughout, the true scale and quality of the property can only be appreciated by booking a viewing.













Entrance Hall
A bright and welcoming entrance hall that sets the tone throughout this truly excellent home.

Lounge
A spacious principal reception room, immaculately presented throughout. The room is enhanced by a feature ceiling with inset mood lighting, creating a warm and inviting atmosphere. Decorative wall panelling adds a touch of style, while the focal point is a log burning fire beneath a timber mantle. Further benefits include a dedicated media area with provision for a wall-mounted television and soundbar, double glazed window and radiator.

Dining Room
A versatile reception room enjoying views over the rear garden, with French doors providing direct access outside. Currently utilised as a formal dining room, the space could equally serve as a study, playroom or additional sitting room. Features include an attractive decorative fireplace, stylish wall panelling, wall lighting, a radiator and Art Deco-style glazed double doors leading to the lounge.

Kitchen/Diner
A spacious, open-plan kitchen/dining room, forming the heart of the home and offering ample space for both family dining and everyday living. The kitchen is fitted with a range of wall and base units complemented by timber-effect worktops and a breakfast bar, with an inset sink, space for a range-style cooker and extractor hood above. Further benefits include inset ceiling spotlights and dual-aspect windows.

Utility Room/Cloakroom
A practical utility and cloakroom fitted with a two-piece suite comprising a WC and wash hand basin set within a vanity unit. Complemented by a range of storage units, work surfaces and plumbing for laundry appliances. Finished with inset ceiling spotlights and dual-aspect windows.

Bedroom One
A spacious and beautifully presented principle bedroom suite enjoying excellent natural light from double glazed French doors opening onto a veranda-style seating area. The room also benefits from feature lighting, wall light points and a TV connection. The bedroom seamlessly opens into a luxurious en-suite bathing area accessed via a small step from the bedroom, featuring a freestanding roll-top bath with traditional fittings. Complemented by elegant wall panelling, a dado rail and atmospheric lighting.

First Floor Landing
With stairs rising to, providing access to three bedrooms and family bathroom.

Bedroom Two
A generously sized double bedroom, beautifully presented and enjoying views across open farmland. Benefiting from a built-in wardrobe with double doors, a double glazed window and radiator.

Bedroom Three
A further, well-presented double bedroom with a double glazed window and radiator.

Bedroom Four
Currently used as a dressing room, complete with a double glazed window and radiator.

Family Bathroom
A stylish and well appointed bathroom, fitted with a three piece suite comprising bath with shower over, WC and wash and basin inset to a free standing vanity unit. Modern oak effect floor finish, vanity/wall lighting points and double glazed window.

Outside Front
Externally, the property benefits from a low maintenance frontage with driveway parking leading to an attached garage with an EV charging point.

Rear Garden
The rear garden provides an attractive and versatile outdoor space, predominantly laid to lawn with an extensive paved patio and gazebo sheltered seating area, perfect for outdoor dining and entertaining.

East Stoke
East Stoke is a highly regarded Nottinghamshire village situated between Newark-on-Trent and Nottingham, offering an attractive blend of rural charm and commuter convenience. Surrounded by open countryside the village enjoys a peaceful setting whilst benefiting from excellent transport links via the nearby A46, providing straightforward access to Newark, Nottingham and Leicester.

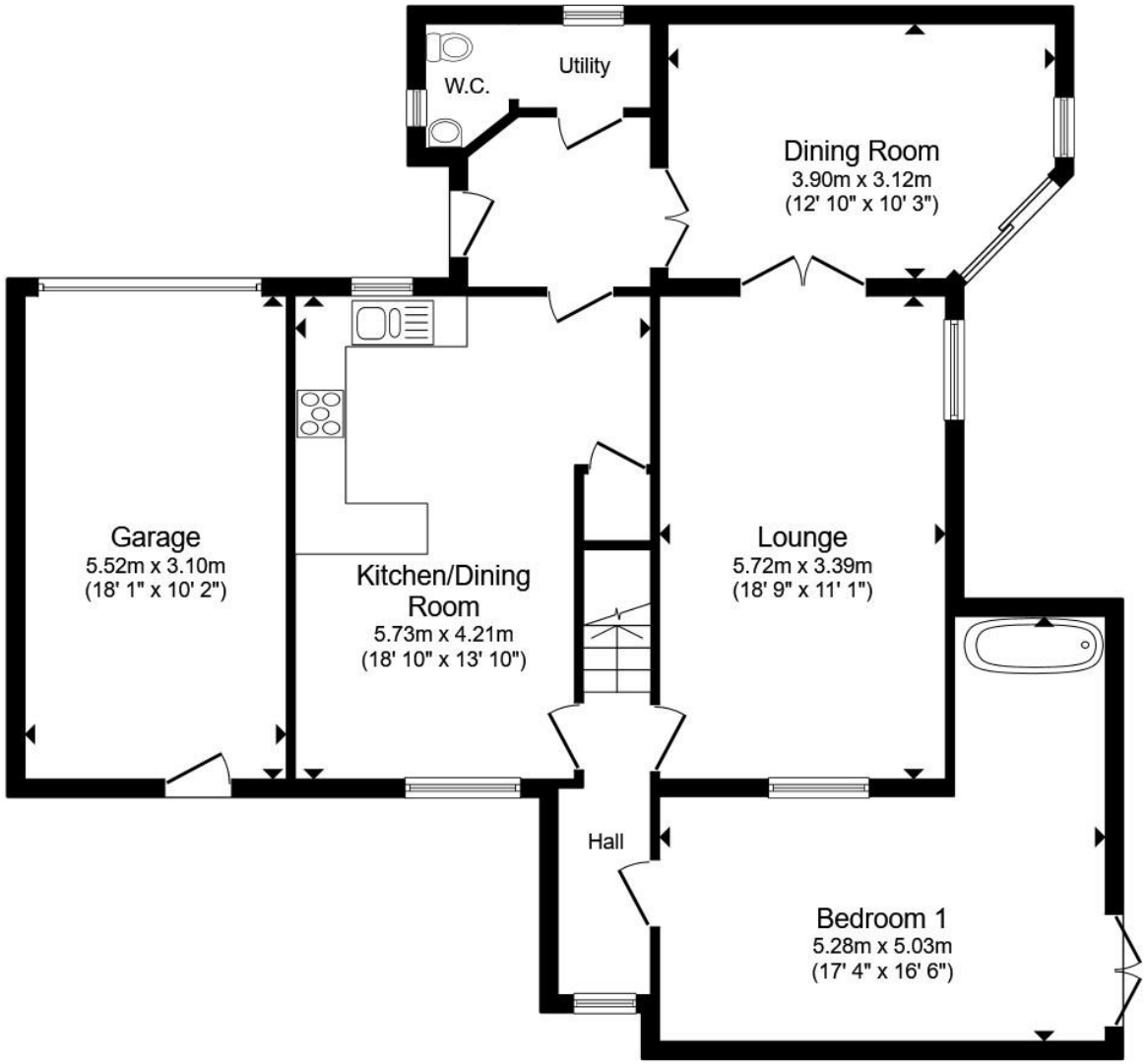
The village is well known for its historic church, attractive rural walks and strong sense of community. Residents enjoy easy access to a wider range of amenities in nearby Newark-on-Trent, including shopping, leisure facilities, cafés, restaurants and direct rail services to London King's Cross. East Stoke's picturesque surroundings, convenient location and desirable village atmosphere continue to make it a popular choice for families, professionals and those seeking a semi-rural lifestyle.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

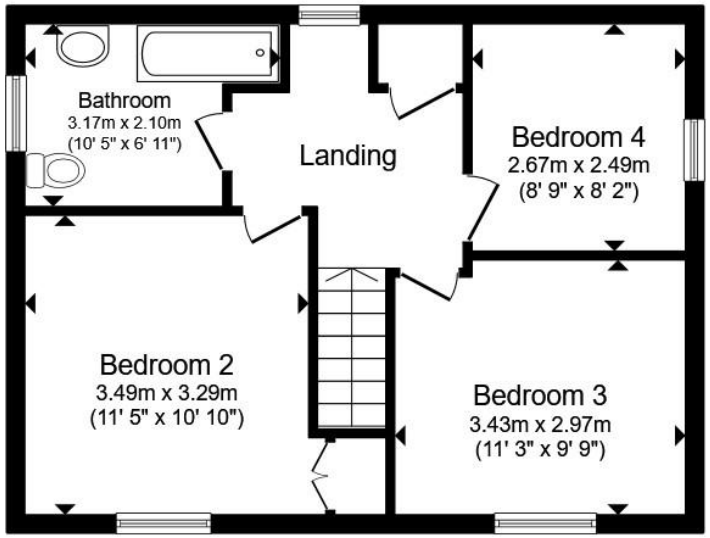


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Ground Floor



First Floor

Total floor area 151.4 m² (1,630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Brownlow Close, East Stoke Newark

- DETACHED FAMILY HOME
- FOUR GENEROUSLY SIZED BEDROOMS
- MASTER SUITE WITH ENSUITE BATHROOM
- SPACIOUS KITCHEN/DINER
- UTILITY CLOAKROOM

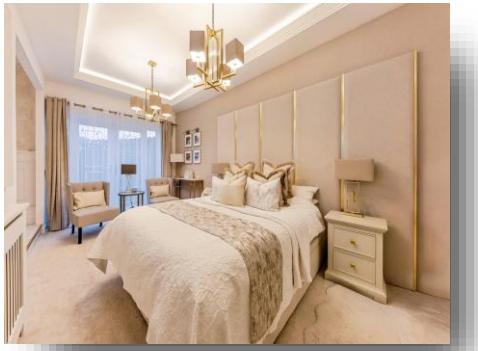
Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£370,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106834 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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