



**Dumbles, Main Street, Oxton,
Oxton, NG25 0SA**



Book a Viewing!

£740,000

Set behind gates on an enclosed plot, this beautifully renovated family home offers a blend of modern living and future potential, with parking for multiple vehicles and gardens designed for both relaxation and entertaining. At the heart of the home is a stunning Open-Plan Kitchen, Dining and Entrance space, thoughtfully designed with Quartz work surfaces, a central island, and expansive multi-panel folding doors that seamlessly connect the indoors with the rear garden. A practical Boot Room and Downstairs WC add convenience, while the inviting Living Room features a charming open fireplace. Further enhancing the ground floor is a Utility Room with space for laundry appliances, along with an additional Reception Room boasting a vaulted ceiling. An adjoining plaster boarded room, already first-fixed for a shower room, offers flexibility to create a home office or guest suite. Upstairs, the property continues to impress with Four Double Bedrooms, Dressing Room and stylish En-suite. Offering both immediate comfort and scope for further personalisation, this is a versatile home perfectly suited to modern family living.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Situated in the picturesque village of Oxton, surrounded by beautiful countryside, the location offers the perfect blend of rural charm and convenience. Oxton is approximately 5 miles from Southwell and 10 miles from Nottingham City Centre, and boasts a primary school; a village hall and traditional public houses.



ACCOMMODATION

ENTRANCE HALL

With double glazed composite double doors leading to an open plan entrance hall, stairs leading to the first floor, inset spotlights, tiled floor with underfloor heating and inset door mat. Doors to boot room, WC and to living room. Open plan to kitchen diner.

BOOT ROOM

5' 10" x 3' 7" (1.78m x 1.10m) With uPVC double glazed sash window to the front elevation, inset spotlights and tiled floor with underfloor heating.

WC

5' 2" x 3' 2" (1.6m x 0.97m) With concealed low level WC and wash handbasin, inset spotlights, extractor and tiled floor with underfloor heating.



KITCHEN DINER

28' 6" x 16' 4" (8.7m x 5m) Shaker style units with a mixture of base and tall units and centre island with Quartz work surfaces incorporating a double ceramic sink with mixer tap. Two Bosch ovens, extractor and hob in one, integrated dishwasher and space for a fridge freezer. Tiled flooring with underfloor heating, inset spotlights, aluminium multi-panel folding doors onto the rear garden and door to utility.

UTILITY ROOM

6' 6" plus rear entrance hall x 6' 6" (2m x 2m) With spaces for a tumble dryer, space and plumbing for a washing machine, uPVC double glazed sash window to the front elevation, wall mounted gas central heating boiler and hot water cylinder. Tiled flooring with underfloor heating, double glazed composite door to the rear.



RECEPTION ROOM/BEDROOM FIVE

16' 0" x 11' 1" (4.9m x 3.4m extending to 5.6m) uPVC double glazed sash windows to the side elevation, Velux skylight windows, uPVC double glazed French doors onto garden, vaulted ceiling with inset spotlights.

STUDY/POTENTIAL SHOWER ROOM

9' 2" x 4' 7" (2.79m x 1.4m) With first-fixed for a shower room, this plaster boarded room has a uPVC double glazed sash window to the rear elevation and vaulted ceiling.

LIVING ROOM

21' 7" x 12' 9" (6.6m x 3.9m) With uPVC double glazed sash windows to front and rear elevations, inset spotlights, herringbone style flooring with under floor heating and open fireplace with wooden mantle.

BATHROOM

9' 6" x 6' 2" (2.9m x 1.9m) Fitted with a contemporary four piece suite, comprising a freestanding bath with mixer tap corner, shower cubicle with mains fed, rainhead shower, concealed low level WC and wash handbasin with vanity unit. Tiled splashbacks, tiled floor, extractor, inset spotlights, TV and uPVC double glazed sash window to the rear elevation.





MASTER BEDROOM

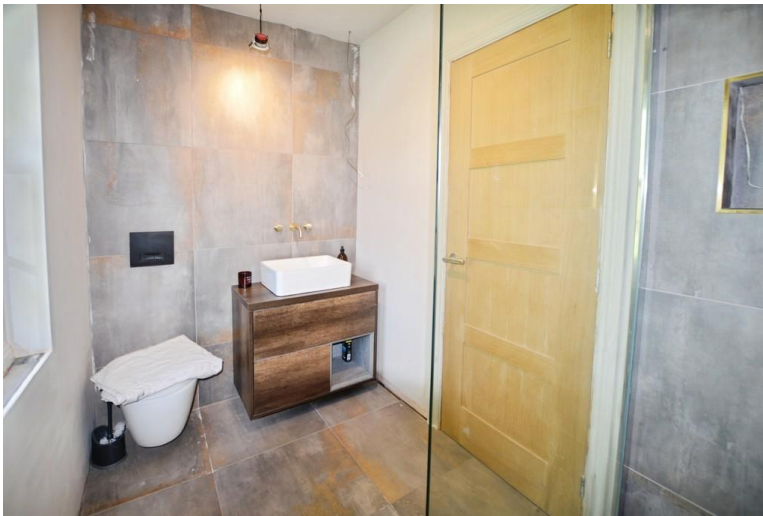
13' 5" x 12' 9" (4.1m x 3.9m) With uPVC double glazed sash windows to the front elevation, column radiator, inset spotlights, internal window and opening to the dressing room.

DRESSING ROOM

10' 5" x 9' 10" (3.2m x 3m) With uPVC double glazed sash window to the front elevation, inset spotlights, vertical column radiator, herringbone style flooring and door to en-suite.

EN-SUITE

8' 10" x 5' 2" (2.7m x 1.6m) Modern three piece suite, comprising a concealed low-level WC, wash hand basin with vanity unit and walk-in shower with a mains fed rainhead shower. Tiled splashbacks, tiled floor, inset spotlights and uPVC double glazed sash window to the rear elevation.



BEDROOM TWO

12' 9" x 10' 5" (3.9m x 3.2m) With uPVC double glazed sash windows to front and side elevations, inset spotlights and column radiator.

BEDROOM THREE

10' 9" x 9' 10" (3.3m x 3m) With uPVC double glazed sash window to the rear elevation, inset spotlights, column radiator and access to the partially boarded loft via a pull down ladder.

BEDROOM FOUR

9' 6" x 10' 9" (2.9m x 3.3m) With uPVC double glazed sash windows to rear and side elevations, column radiator and inset spotlights.



CARPORT

16' 0" x 15' 1" (4.9m x 4.6m) With openings at front and rear.

OUTSIDE

Gated access at the front leading to gravelled parking at the front with parking for several vehicles, access to the carport and with an EV charger. To the rear and side are lawned gardens with paved patios.





WEBSITE

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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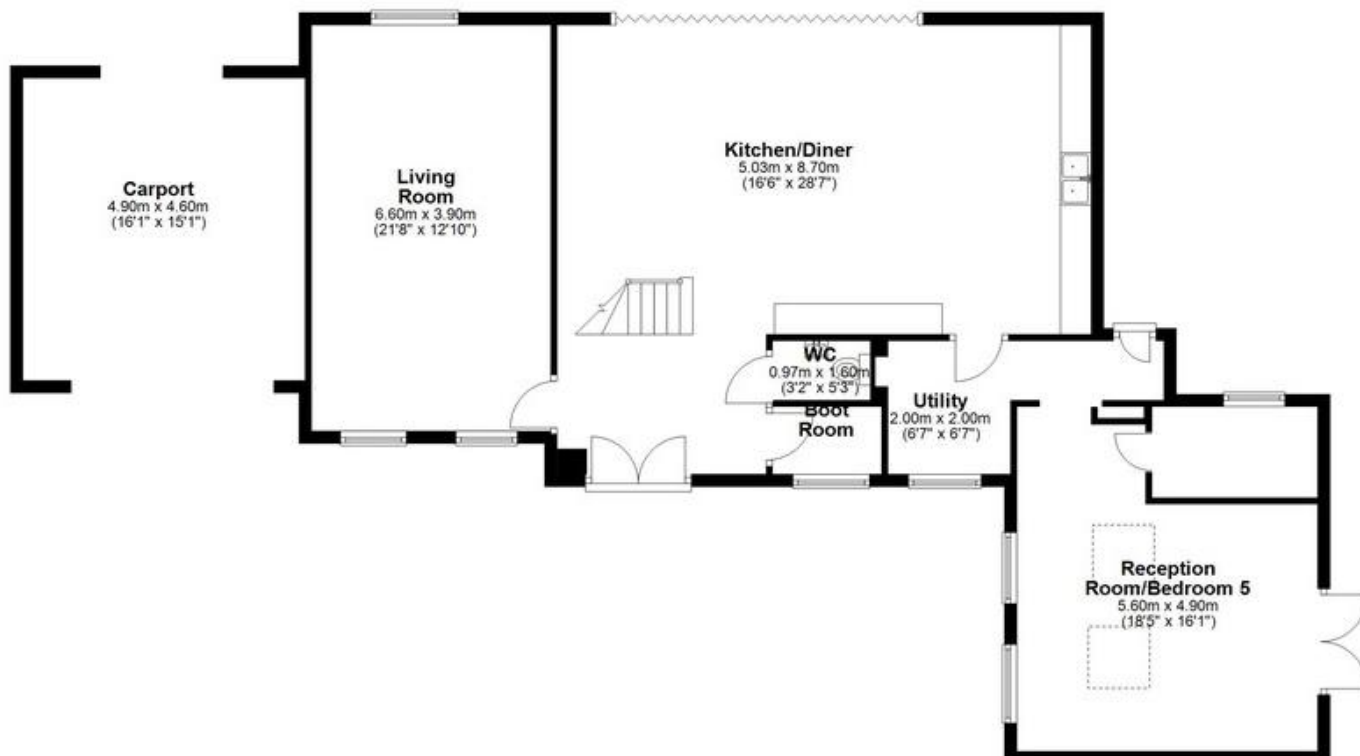
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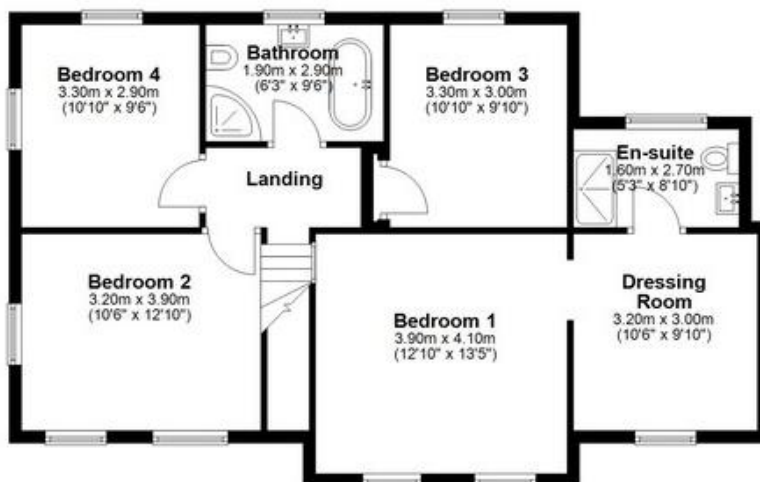
Ground Floor

Approx. 139.7 sq. metres (1503.5 sq. feet)



First Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



Total area: approx. 215.5 sq. metres (2320.1 sq. feet)

Dumbles, Main Street, Oxtou

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