



**Swithland, Bleasby Road, Thurgarton,
Nottingham, NG14 7FW**



Book a Viewing!

GUIDE PRICE £550,000

Situated in an elevated position overlooking Bleasby Road this spacious detached home offers flexible living in this popular Trent Valley Village and in Southwell Minster School Catchment. The living accommodation extends to over 1600 sq ft and at present offers, Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen Breakfast Room, Utility Room, Ground Floor Double Bedroom with En-suite and a First Floor leading to Two Double Bedrooms and Family Bathroom. Outside, large driveway offers ample parking with detached double garage, delightful front raised terrace with a south easterly open aspect, rear enclosed tiered garden which is private and offers home office/summerhouse, lower patio area with raised lawn garden and corner deck offering garden views. Viewing Highly Recommended.





ACCOMMODATION

ENTRANCE HALL

17' 9" x 6' 8" (5.41m x 2.03m) With a double glazed door and matching side UPVC double glazed window, stairs to the first floor landing, radiator, understairs storage and built-in seat and door to lounge.

CLOAKROOM/WC

With UPVC double glazed window to the rear elevation, vanity wash hand basin, low level WC and a heated towel rail.

LIVING ROOM

20' 6" x 15' (6.25m x 4.57m) With double glazed French doors to the rear garden, double glazed window to the front elevation and Ekol cast iron log burner with slate hearth and beam over mantle.

DINING ROOM

9' 4" x 17' 11" (2.84m x 5.46m) With double glazed windows to the side and rear elevations, radiator and opening to open plan breakfast kitchen.





KITCHEN/BREAKFAST ROOM

22' 3" x 8' 8" (6.78m x 2.64m) With a range of wall and base shaker style units with roll top work surface, inset stainless steel sink unit, electric cooker point with extractor fan, integrated dishwasher, work surface lighting, larder cupboard, UPVC double glazed windows overlooking the rear garden, coiled heated towel rail, breakfast bar space, double glazed door gives access to the rear covered passageway which provides access to the utility room/boot room and the side/rear garden.

UTILITY ROOM/BOOT ROOM

7' x 8' 8" (2.13m x 2.64m) With a range of base units with roll top work surface, inset stainless steel single sink unit, plumbing for washing machine and space for dryer, tiled flooring, heated towel rail, two double glazed windows and access to the roof void.



BEDROOM 3

10' 6" x 18' 1" (3.2m x 5.51m) With double glazed window to the front elevation, vertical radiator, wardrobe space and door to en-suite shower room.

EN-SUITE

6' 11" x 4' 4" (2.11m x 1.32m) Fully fitted suite including corner shower cubicle, vanity wash hand basin, low level WC, heated towel rail and half tiled surround.



FIRST FLOOR LANDING

With double glazed window to the front elevation offering views over Thurgarton and beyond open fields.

BEDROOM 1

12' 9" x 14' 9" (3.89m x 4.5m) With double glazed windows to the front and rear elevations, radiator and eaves access.

BEDROOM 2

12' 9" x 13' 2" (3.89m x 4.01m) With double glazed windows to the front and rear elevations, radiator and a corner cupboard which houses the Baxi central heating boiler.



FAMILY BATHROOM

8' 10" x 8' 3" (2.69m x 2.51m) With panel bath, separate walk-in shower with Drench head and hand held shower attachments, vanity wash hand basin, low level WC, double glazed window to the rear elevation, heated towel rail and fully tiled surround.



OUTSIDE

To the front of the property there is a block paved driveway with an additional gravelled driveway which provides ample parking, a lawned area, external lighting, a block paved ramp to the front gives access to the raised terrace with a chrome railing surround offering delightful elevated south easterly views over the front of the property and beyond open countryside, an ideal space for morning tea/coffee.

A side hand gate leads to the totally enclosed and private tiered rear garden with a concrete pathway and with artificial grass area with a gravelled border, external lighting, rear summerhouse/garden room with light and power, steps lead up to the raised terrace garden which is mainly lawned with flower/shrub borders, corner deck area offering garden views. The rear garden has a fence/hedge boundary.

DOUBLE GARAGE

14' 10" x 18' 5" (4.52m x 5.61m) With double glazed door and window to the side elevation, mains electric garage door, light, power and eaves storage space.

SUMMERHOUSE/GARDEN ROOM

Offering the option of a home office or summer house with light, power, UPVC double glazed window and UPVC double glazed French doors and rear garden views.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

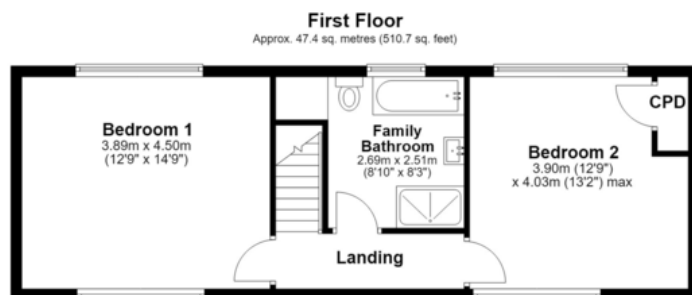
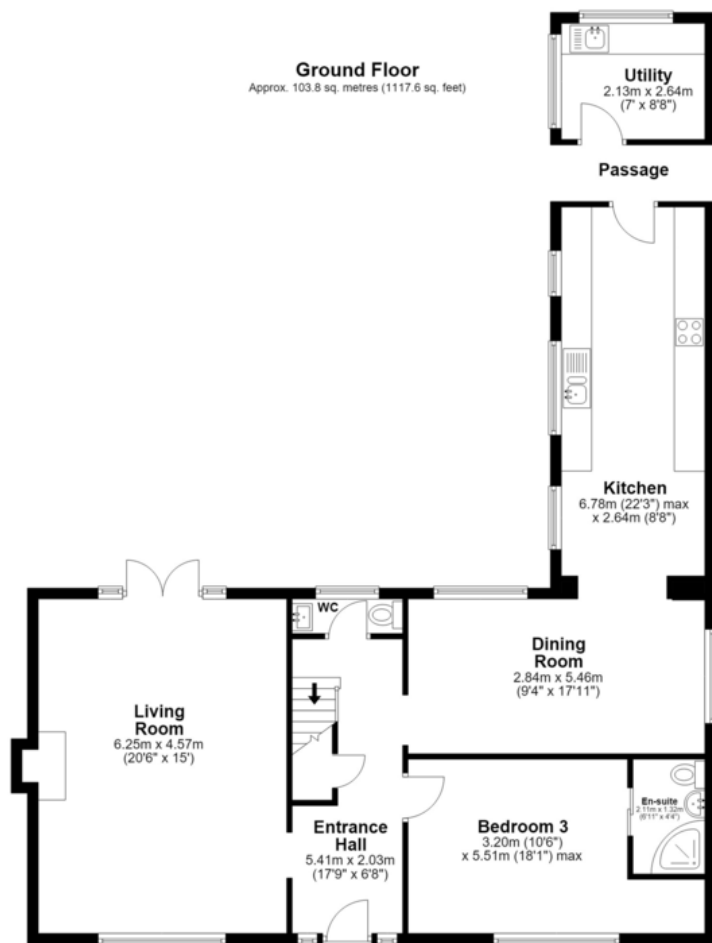
TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Munds.





Total area: approx. 151.3 sq. metres (1628.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Swithland, Thurgarton

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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 these 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.

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