



**3 The Stables Priory Road, Thurgarton,
Nottingham, NG14 7GX**

Guide Price £399,500

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- End Terraced Conversion
- Edge of Village Setting
- Dual Aspect Lounge with Vaulted Ceiling
- Two Double Bedrooms both with Wardrobes
- Attractive Enclosed Courtyard
- Full of Character
- Deceptively Spacious Accommodation
- Fitted Dining Kitchen
- Modern Shower Room
- Driveway Parking and Outbuildings

A rare opportunity to acquire this individual barn conversion, occupying an idyllic setting in a peaceful position on the edge of this popular and conveniently located village.

Full of character and charm, the accommodation extends to just under 800 sq ft and is ideally suited to those seeking single-storey living, whether downsizers or professional couples looking for a distinctive home in a well-connected location.

The property is entered via a welcoming hallway with useful storage, leading through to a stunning dual-aspect lounge featuring a high vaulted ceiling with exposed king post trusses and French doors opening onto the gardens. This in turn flows into an open-plan dining kitchen, fitted with a range of attractive shaker-style units.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, along with a modern, well-appointed shower room.

Externally, the property fronts a charming block-paved courtyard, while to the rear there is a fully enclosed and private garden combining off-road driveway parking and an attractive courtyard setting. In addition, there are two useful outbuildings offering excellent potential for further development, subject to the necessary consents.

Viewing is highly recommended to fully appreciate the unique setting and character of this delightful home

ACCOMMODATION

A part glazed panelled entrance door leads into the entrance hall.

ENTRANCE HALL

With oak engineered flooring, a central heating radiator, doors to rooms and a useful built-in storage cupboard with hanging rail and shelving.

LOUNGE DINER

A fantastic open plan and dual aspect reception room with feature vaulted ceiling and king post trusses, engineered oak flooring, two central heating radiators, a large braced and panelled door onto the courtyard and double glazed French doors onto the private garden. There is a double glazed window overlooking the courtyard, mezzanine attic storage and being open plan to the dining kitchen.

DINING KITCHEN

An attractive dual aspect dining kitchen fitted with a range of timber effect Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset composite single drainer sink with mixer tap and built-in appliances including an electric fan oven with four ring gas hob and concealed extractor hood over. There is space for further appliances including a recess for a fridge freezer. Exposed wooden flooring, a central heating radiator, spotlights to the ceiling and double glazed windows to both the front and rear aspects. An Ideal combination boiler is concealed within a built-in cupboard.

BEDROOM ONE

A double bedroom with a central heating radiator, two dual aspect double glazed windows and a useful built-in wardrobe.

BEDROOM TWO

A double bedroom with a central heating radiator, a double glazed window and a useful built-in double wardrobe.

SHOWER ROOM

A contemporary style shower room fitted with a modern suite including a vanity wash basin with mixer tap and a large shower enclosure with low profile tray and glazed fixed screen. There is mermaid boarding for splashbacks plus a rainfall shower with a handheld spray hose. Concealed cistern toilet, spotlights and extractor fan to the ceiling, a chrome towel radiator and a double glazed window to the courtyard.

DRIVEWAY PARKING

There is useful driveway parking to the side of the plot.

GARDENS & OUTBUILDINGS

The property features an attractive and enclosed courtyard-style garden which is mainly hard landscaped and includes two useful outbuildings with potential to upgrade subject to any necessary permissions.

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

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>

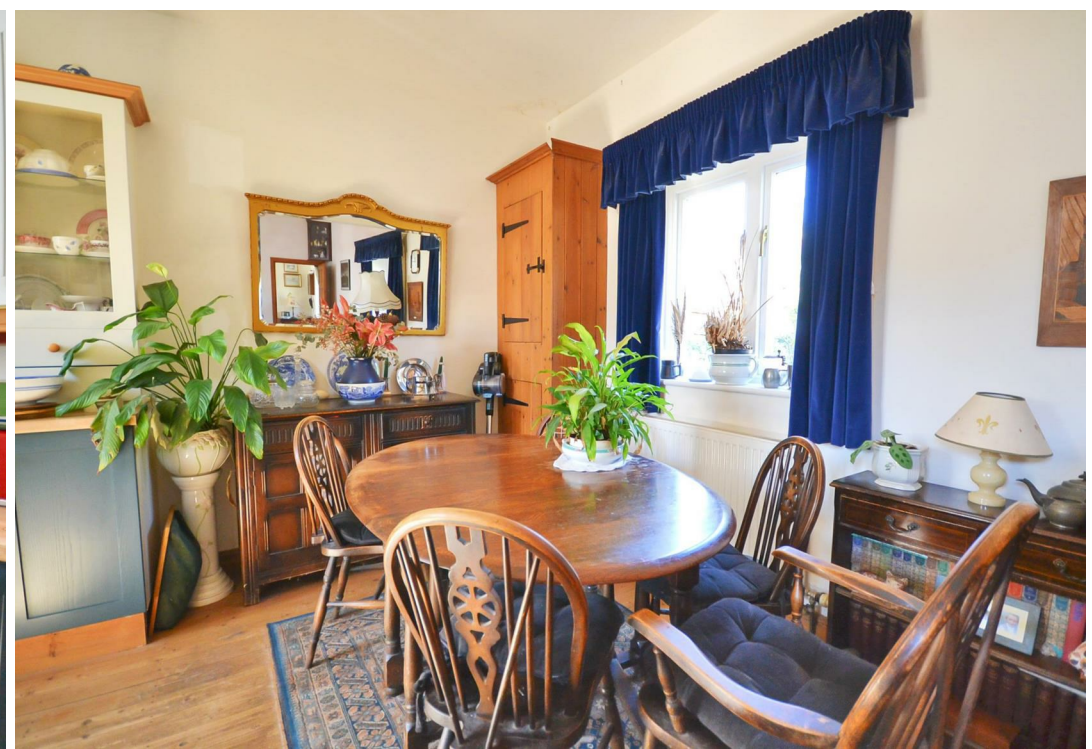
School Ofsted reports:-

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

Planning applications:-

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

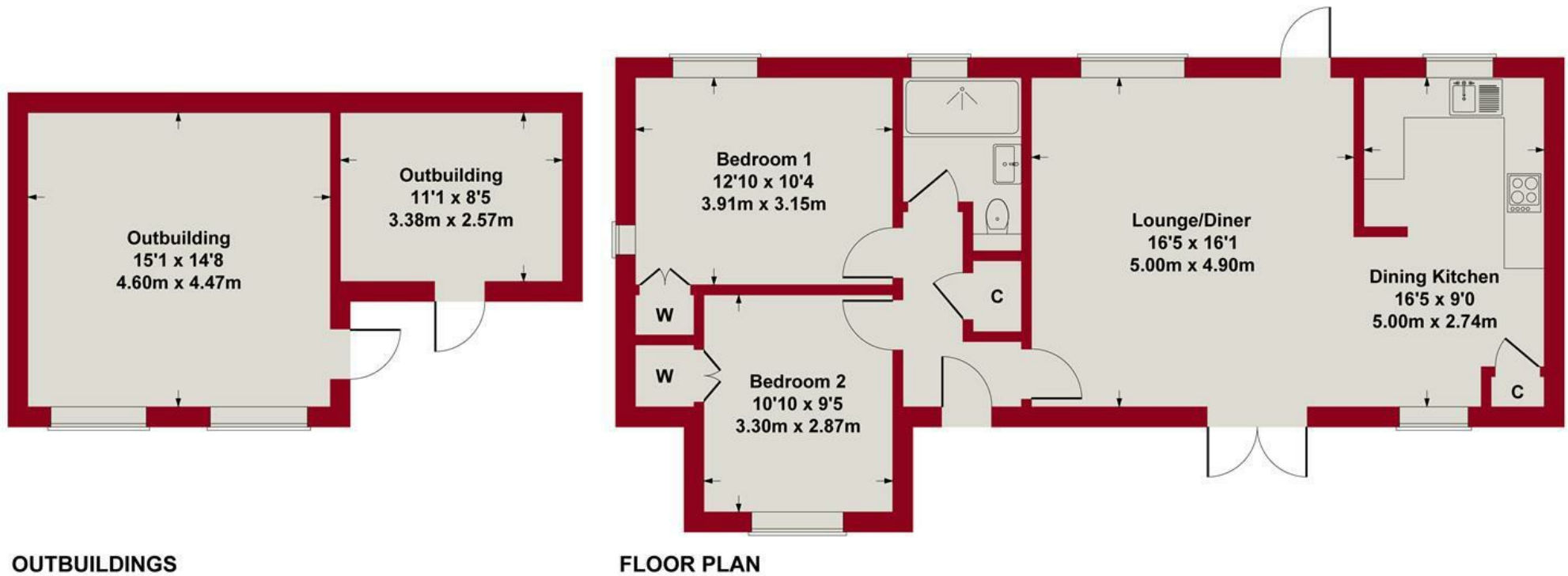










**Approximate Gross Internal Area
794 sq ft - 74 sq m (Excluding Outbuildings)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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 		



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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