



**Hollybrook House, Besthorpe Road, Collingham, Newark, NG23 7NP**



**welcome to**

**Hollybrook House, Besthorpe Road, Collingham, Newark**

A superbly presented five-bedroom detached family home of nearly 3,000 sq. ft., set within the desirable village of Collingham, just 6.5 miles from Newark. Viewing is highly advised to appreciate the full extent of the property.



### **Entrance Hall**

Access provided by double glazed front door, stairs rising to first floor, large double storage cupboard, doors provided to majority of ground floor rooms, radiator to wall and tiled flooring.

### **Cloakroom**

WC, wash hand basin, heated towel rail, tiled floor and walls as well as extractor fan to wall.

### **Study**

13' 1" x 11' 10" ( 3.99m x 3.61m )

Three double glazed windows overlooking the rear garden making a wonderful space to work from home if required, there is also a radiator to wall.

### **Lounge**

18' 1" x 17' 9" ( 5.51m x 5.41m )

Two double glazed windows to front, double glazed bi-fold doors to rear garden, limestone fireplace with gas log fire within.

### **Kitchen/Diner**

24' 8" x 21' 7" ( 7.52m x 6.58m )

Double glazed bi-fold doors opening out to rear garden, double glazed window to rear as well as double glazed bay window to side. The kitchen itself is wonderfully crafted with granite and quartz worktops, a large kitchen island with drawers and cupboards, range of floor and wall based cupboards for storage, range master cooker with extractor fan, space for all relevant appliances, space for large dining table as well as tiled flooring. Another feature the kitchen has are electric roller blinds which is an excellent feature.

### **Utility Room**

9' 10" x 5' 11" ( 3.00m x 1.80m )

Double glazed window to rear, range of floor and wall based cupboards, plumbing for washing machine and tumble dryer, wash hand basin with drainer and door into boot room.

### **Boot Room**

11' 1" x 5' 11" ( 3.38m x 1.80m )

Door to side giving access to rear garden.

### **Snug**

11' 2" x 9' 11" ( 3.40m x 3.02m )

Double glazed window to front, radiator to wall, tiled flooring and door into playroom/gym.

### **Playroom/Gym**

17' 10" x 11' 10" ( 5.44m x 3.61m )

Two double glazed windows to front, radiator to wall and tiled flooring.

### **Storage Room**

6' 3" x 6' 2" ( 1.91m x 1.88m )

Small storage cupboard.

### **Landing**

Stairs rising from ground floor entrance hall, doors into majority of first floor rooms and access provided to the loft.

### **Bedroom One**

17' 7" x 13' 4" ( 5.36m x 4.06m )

Double glazed window to front, two radiators to wall, walk in closet area with fitted wardrobes and door into en-suite.

### **En-Suite**

Double glazed sky light window, wc, wash hand basin, heated towel rail, extractor fan to wall, large walk in shower, tiled walls and floor.

### **Bedroom Two**

11' 10" x 7' 11" ( 3.61m x 2.41m )

Double glazed window to rear and radiator to wall.

### **Bedroom Three**

13' 7" x 10' 11" ( 4.14m x 3.33m )

Double glazed window to rear, radiator to wall and door into Jack & Jill bathroom.

### **Jack & Jill Bathroom**

WC, wash hand basin, heated towel rail, extractor fan,

tiled floor, tiled shower cubicle with wall mounted shower.

### **Bedroom Four**

10' 6" x 8' 10" ( 3.20m x 2.69m )

Double glazed window to rear, radiator to wall, built in storage cupboard and door into Jack & Jill bathroom.

### **Bedroom Five**

14' 10" x 8' 10" ( 4.52m x 2.69m )

Double glazed window to front, radiator to wall and fitted wardrobes.

### **Main Bathroom**

Double glazed window to rear, wc, wash hand basin, tiled floor and walls, shower cubicle with wall mounted shower, bath, heated towel rail and extractor fan to wall.

### **Front Exterior**

The property is approached by gravel/block paved driveway providing off road parking for ample vehicles. There is side access down the right and left of the property.

### **Rear Garden**

An exceptional landscaped, west facing rear garden overlooking rolling countryside. The majority of the garden is made up of lawn area with surrounding borders housing mature shrubs and flowers. Upon exiting the property via the bi-fold doors you are greeted with a porcelain patio which loops the whole way around the property, the porcelain slabs then lead onto a raised decking area providing further out door dining space. The property benefits from two wooden sheds, with one being used as a small potting shed and the other being a large workshop/storage shed with power. There is also a well presented wooden summer house situated down the garden overlooking the property. Another point to mention is the small kitchen garden to the left hand side of the property which offers the prospective buyer a dedicated space to grow vegetables, fruits or herbs.



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## Hollybrook House, Besthorpe Road, Collingham Newark

- Stunning five-bedroom detached family home with wonderful views to the rear across rolling countryside
- Approximately 3,000 sq. ft. of beautifully modernised accommodation
- Situated in the sought-after village of Collingham, 6.5 miles north of Newark
- Large L-shaped kitchen/diner with modern fittings
- The property enjoys four reception room such as main living space, playroom/gym, snug and study

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

offers in the region of

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123333 - 0003

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