



Ash Close, Dunham-On-Trent Newark NG22 0WA

welcome to

Ash Close, Dunham-On-Trent Newark

A SHOW STOPPING five bedroom detached executive family home nestled on the LARGEST plot on an exclusive developmen of just four luxury homes. This property is designed to the highest specification and complimented further by OUTSTANDING landscaped gardens to three sides



Entrance Hall

Modern decor fitted with double storage and single storage, tiled flooring, double glazed window, double glazed door and central heating radiator.

Cloakroom

Fitted with wc, wash hand basin, tiled flooring and central heating radiator.

Kitchen

13' x 13' max (3.96m x 3.96m max)

Fitted kitchen with white gloss wall and base units, complementary work surfaces and 1 1/2 ceramic sink and drainer unit. With integrated appliances including electric oven, electric hob, dish washer and wine cooler. Double storage space, tiled flooring, double glazed window and central heating radiator.

Breakfast Room

12' 3" x 13' 3" (3.73m x 4.04m)

Situated off the kitchen with tiled flooring, feature wall decor, double glazed window and door and central heating radiator.

Dining Room

13' 2" x 10' 4" (4.01m x 3.15m)

Modern decor with two double glazed windows and central heating radiator.

Lounge

12' 2" x 20' 5" (3.71m x 6.22m)

Modern decor with double glazed window and central heating radiator.

Orangery

11' 7" x 27' (3.53m x 8.23m)

With tiled flooring, two central heating radiators and air conditioning unit.

Landing

Staircase leading to landing with cupboard housing the alarm and cctv and full height double glazed window.

First Floor Landing

Full height double glazed window, central heating radiator and a storage cupboard.

Bedroom One

16' x 13' 3" (4.88m x 4.04m)

Double glazed window to the front elevation and a central heating radiator. A door leads to the dressing room and Jack and Jill bathroom.

Walk In Wardrobe

9' 8" x 8' to wardrobe front (2.95m x 2.44m to wardrobe front)

Fitted wardrobe and drawer units and a double glazed window to the rear elevation.

Jack And Jill Bathroom

A luxury bathroom fitted with a double ended bath, his and hers wash hand basins, each with vanity units and a w.c. Double walk in shower cubicle with his and hers rainfall showers, two extractors, two heated towel rails, spotlights to the ceiling, double glazed window and high quality floor and wall tiling.

Bedroom Four

16' 4" x 11' 5" (4.98m x 3.48m)

Double glazed window to the rear elevation with integrated shutters, central heating radiator and a door leading to the jack and Jill bathroom.

Bedroom Five

10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to the front elevation and a central heating radiator.

Second Floor Landing

Stairs lead from the first floor landing.

Bedroom Two

15' 3" plus door x 9' 3" (4.65m plus door x 2.82m)

Double glazed velux window and a central heating radiator.

Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator, tiled flooring and a double glazed velux window.

Bedroom Three

15' 3" x 10' 9" to wardrobe front (4.65m x 3.28m to wardrobe front)

Double glazed velux window, fitted wardrobes and a central heating radiator.

Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator and a double glazed velux window.

Gardens

Beautiful landscaped tiered gardens with three areas of decking, one terraced area, Indian sandstone and raised beds. There is also a attractive gazebo, ideal for summer entertaining.

Agents Note

Please note that the AML fee covers 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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welcome to

Ash Close, Dunham-On-Trent Newark

- Five double bedroom detached residence arranged over three levels
- Finished to an exacting standard throughout
- Superbly appointed reception rooms and an extensive orangery
- Two ensembles plus a luxury Jack and Jill bathroom
- Beautiful landscaped tiered gardens, countryside views

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£515,000



Awaiting Photograph

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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD109180 - 0008

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.



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