



Walnut Cottage, Toad Lane, Newark

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 OLIVER REILLY



Walnut Cottage, Toad Lane, Newark

- STUNNING NON-ESTATE DETACHED BUNGALOW
- IDYLIC SEMI-RURAL VILLAGE WITH COUNTRYSIDE VIEWS!
- SUPERBLY SPACIOUS LIVING ROOM WITH BI-FOLD DOORS
- INTEGRAL GARAGE, AMPLE PARKING VIA SWEEPING GRAVELLED DRIVEWAY
- AIR-SOURCE HEATING & QUALITY uPVC DOUBLE GLAZING THROUGHOUT
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES/STORAGE
- BEAUTIFULLY BESPOKE DINING KITCHEN
- LUXURIOUS MODERN SHOWER ROOM
- LOVELY 0.16 OF AN ACRE LOW-MAINTENANCE PRIVATE PLOT
- NO CHAIN! VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

TANTALISING TRANQUILITY MEETS CONTEMPORARY CLASS!!!

Prepare to be WOWED by this IMPRESSIVE, IMPECCABLE & INDIVIDUAL non-estate detached bungalow. Basking in the PRIVACY OF PICTURESQUE COUNTRYSIDE!... Enjoying an unspoiled outlook for you to enjoy with the changing seasons.

This outstanding residence promotes a peaceful escape, positioned on the edge of a hugely desirable semi-rural Conservation village, closely situated near to Newark, Tuxford and Mansfield. Whilst leaving you in a world of your own, on a MAGNIFICENT 0.16 OF AN ACRE PLOT.

Having been SIGNIFICANTLY ENHANCED and completed to an EXTREMELY HIGH STANDARD you'll feel right at home from the moment you arrive! Showcasing excellent quality throughout. Thoughtfully designed for modern-day lifestyles! The SPACIOUS & ADAPTABLE accommodation spans in excess of 1,200 square/ft and comprises: SUPERB BESPOKE HANDMADE DINING KITCHEN, A generous 21ft living room with BI-FOLD DOORS admiring far reaching views across open fields.

There are THREE DOUBLE BEDROOMS- All commanding EXTENSIVE FITTED WARDROBES/ fitted storage cupboards, complemented further by a LUXURIOUS SHOWER ROOM.

Externally, this ONE-OF-A-KIND HOME stands proud on a captivating plot, that remains flat and manageable. Welcomed by an EXTENSIVE GRAVELLED DRIVEWAY, suitable for a range of vehicles, including a caravan/ motorhome, giving access to an INTEGRAL SINGLE GARAGE. Equipped with power, lighting, an electric roller door and great scope to be adapted into additional living accommodation. Subject to approvals. There is an extensive paved seating area and raised formal garden.

Further benefits of this EXQUISITE HIGH-QUALITY HOME include uPVC double glazing, AIR-SOURCE HEATING, complementary oak internal doors throughout, bespoke fitted shutters and joinery.

YOUR PRIVATE COUNTRYSIDE OASIS AWAITS!... With nothing to do but unpack and enjoy, this is a home that is ready to create lasting memories from day one. Available with NO ONWARD CHAIN!!



Guide Price £375,000



STUNNING CONTEMPORARY DINING KITCHEN: 14'8 x 12'7 (4.47m x 3.84m)
Bespoke handmade kitchen, with complementary oak work surfaces, an inset Belfast sink and a full range of appliances, all included in the sale.

GENEROUS LIVING ROOM WITH BI-FOLD DOORS: 21'8 x 14'7 (6.60m x 4.45m)

MASTER BEDROOM: 13'8 x 10'6 (4.17m x 3.20m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES.

BEDROOM TWO: 15'2 x 9'8 (4.62m x 2.95m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES.

BEDROOM THREE: 15'10 x 7'11 (4.83m x 2.41m)
Max measurements provided up to EXTENSIVE & BESPOKE FITTED STORAGE CUPBOARDS/ MEDIA UNIT with provision for a large fitted TV.

SUPERB MODERN SHOWER ROOM: 8'2 x 6'5 (2.49m x 1.96m)

INTEGRAL SINGLE GARAGE: 17'8 x 8'7 (5.38m x 2.62m)
Accessed via an electric roller garage door. Equipped with power and lighting. Loft hatch access point. Obscure uPVC double glazed window to the right side elevation. Access to the large 'VAILLANT' hot water cylinder. A rear wooden personal door gives access to the rear of the property. Boasting great scope to be utilised into further living accommodation, subject to relevant approvals.

EXTERNALLY:

This peacefully positioned non-estate modern home is captivated by its wonderful countryside setting, STANDING PROUD on a magnificent 0.16 of an acre private plot. Greeted via an elevated and sweeping gravelled driveway. Boasting EXTENSIVE OFF-STREET APRKING. Suitable for a wide range of vehicles. Including a caravan/ motorhome. Leading to the integral garage, with external security light, via an electric roller shutter garage door. The bungalow enjoys a substantial frontage, with an extensive porcelain paved seating area and wrap-around pathway. There are two delightful raised formal gardens, predominantly laid to lawn and also gravelled, with mature trees and complementary raised plant beds. There is 360 degree access around the bungalow, via a concrete pathway, with gravelled borders and external lighting, leading to a garden storage shed. A particular feature to appreciate lies in the BI-FOLD DOORS in the large living room. This brings the outside, inside, whilst remaining SOUTH-FACING with CAPTIVATING VIEWS OVER OPEN FIELDS! The plot boasts a cast array of privacy, with high-level walled side boundaries, a fenced rear boundaries and low-level walled front boundary. Finished with quality, of highest order!

**Approximate Size: 1,220 Square Ft.**

Measurements are approximate and for guidance only.

Services:

Mains water and electricity are all connected. The property also provides drainage via a private (septic tank) system. Air-source heating, via an external 'VAILLANT' boiler, installed in 2024 and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (66)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

The lovely semi-rural and historic village of Laxton lies deep in the North Nottinghamshire countryside, Promising idyllic countryside walks and access to St Michael's Church and The Dovecote Inn Public House- Which also serves food. The village promotes unspoilt surroundings and is well-known for being the last surviving open-field farming system in England. This historic system is still in use today, with the three open fields cultivated under the governance of the ancient Court Leet and promises a deep-lying community, via a range of village clubs and societies help . The village lies close to Newark, Tuxford, Mansfield, Southwell and Nottingham, with links to the A1. Newark North Gate Trian Station also has a DIRECT LINK TO LONDON KINGS CROSS STATION.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

