



**Greengage House, Norwell Road, Caunton,
NG23 6AF**

£750,000

Spacious and exceptionally well maintained three storey detached family home set in the heart of this popular residential village which has been lovingly designed and built by the present owner. Situated on a large private plot the accommodation includes entrance hall, cloakroom, lounge, dining room, study/office, large open plan fitted kitchen/dining room, garden room, utility room, first floor, master suite including master bedroom, dressing room, bathroom, bedroom two with en suite bathroom, bedroom three with en suite shower room, bedroom four, second floor bedroom five with dressing room and en suite. Outside, large driveway with double garage, front lawn garden. Side gate to enclosed private rear garden which is mainly lawn, flagstone patio, flower/shrub beds and border, two timber sheds and with church views to rear. An early viewing is essential to fully appreciate the size and condition of the accommodation on offer.



Greengage House, Norwell Road, Caunton, Newark, NG23 6AF



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



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GROUND FLOOR

ENTRANCE HALL oak door with leaded glazed panel, stairs off to first floor, radiator, tiled floor, under stairs cupboard

CLOAKROOM low level wc, wash hand basin with vanity storage beneath and splash tiling, radiator, double glazed window to side

DINING ROOM 4.14 x 3.68 (13'7" x 12'1") dual aspect double glazed windows, two radiators, tiled floor

OFFICE/STUDY 4.14 x 2.57 (13'7" x 8'5") dual aspect double glazed windows, radiator, door to double garage



LOUNGE 6.93 x 3.96 (22'9" x 13'0") dual aspect double glazed windows, bi-folds to conservatory, log burner with brick inset, stone surround and hearth, two radiators

OPEN PLAN KITCHEN/DINING ROOM 6.32 x 3.96 (20'9" x 13'0") quality fully fitted kitchen with Quartz worktops, worksurface lighting, undermounted sink, Belling classic Range oven and hob with warming plate and extractor over, wine rack, integrated dishwasher, plumbed for American style fridge/freezer, breakfast bar, radiator, tiled floor, double glazed window to rear, Bi-fold doors to garden room

GARDEN ROOM 5.84 x 3.07 (19'2" x 10'1") double glazed full height windows to three aspect, double glazed double doors to rear garden, tiled floor, radiator



UTILITY ROOM 2.51 x 2.36 (8'3" x 7'9") further wall and floor units, stainless steel single drainer sink unit, plumbing for washing machine, floor mounted central heating boiler, oak door with glazed panel inset and double glazed window to side

FIRST FLOOR

LANDING stairs off to second floor, double glazed window to front

MASTER SUITE door from landing leads to further landing with double glazed window to front, radiator, airing cupboard/linen store with shelving



DRESSING AREA 2.57 x 2.54 (8'5" x 8'4") with large wardrobes and sliding doors (8'5" X 5'5"), Velux to side, double glazed window to side, steps to

MASTER BEDROOM 6.1 x 4.14 (20'0" x 13'7") two Velux windows, full height double glazed window to front, two radiators

ENSUITE BATHROOM 3.66 x 2.87 (12'0" x 9'5") fully tiled and comprising panelled bath, walk in shower, wash hand basin with vanity storage, low level wc, heated towel rail, double glazed window to side

BEDROOM TWO 4.01 x 3.96 (13'2" x 13'0") large wardrobes with sliding doors, radiator, double glazed window to side



ENSUITE BATHROOM 3.07 x 2.39 (10'1" x 7'10") fully tiled and comprising Jacuzzi bath, double walk in shower, wash hand basin, low level wc, heated towel rail, double glazed window to side

BEDROOM THREE 3.96 x 3.96 (13'0" x 13'0") radiator, double glazed window to rear

ENSUITE SHOWER ROOM 2.64 x 2.21 (8'8" x 7'3") fully tiled and comprising walk in shower cubicle with Mira shower, wash hand basin with vanity drawers beneath, low level wc, heated towel rail, double glazed window to rear

BEDROOM FOUR 3.96 x 3 (13'0" x 9'10") large wardrobe with sliding doors, radiator, double glazed window to front



SECOND FLOOR LANDING Velux window to front, door to

BEDROOM FIVE 6.91 x 4.98 (22'8" x 16'4") three Velux windows to rear with blinds, radiator, eaves storage to front and rear (22'8" x 16'4")

DRESSING ROOM 2.54 x 2.44 (8'4" x 8'0") radiator, eaves storage, roof space access

ENSUITE SHOWER ROOM 2.29 x 1.96 (7'6" x 6'5") fully tiled and comprising large walk in shower with Mira shower, wash hand basin with vanity storage, low level wc, heated towel rail, two Velux windows to rear with blinds

OUTSIDE There is a block paved driveway to the front of the property with lawn gardens and mature trees. Double garage with light and power and door to main accommodation. A side gate leads to a delightful rear garden, mainly lawn with mature trees and flower/shrub beds and borders, two timber sheds, Bio filter system





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NOTE

1. None of the 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.

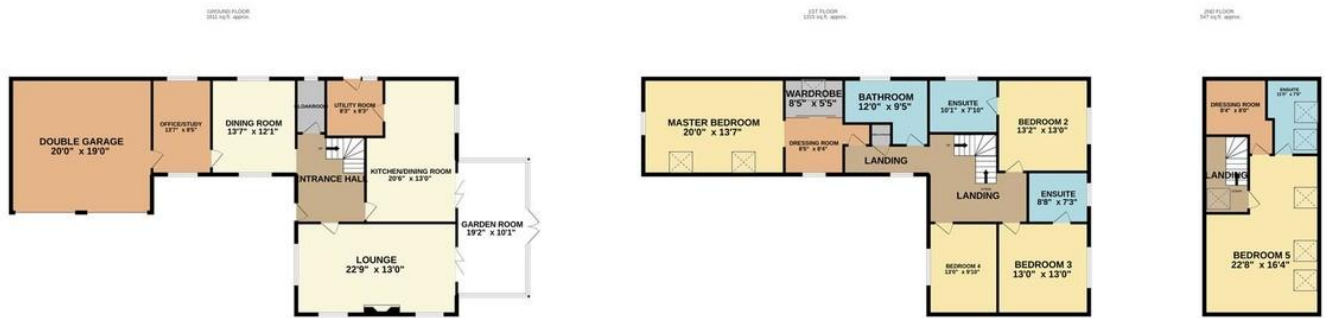
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TOTAL FLOOR AREA: 3473 sq.ft. approx.

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