



**6 The Close, Upton,
Newark, NG23 5SS**

£475,000

Spacious family home in this popular Minster School Catchment village with large rear garden and far reaching rural views over the Trent Valley. Accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, snug/playroom, breakfast kitchen, utility/boot room & cloakroom/wc to the ground floor and FOUR BEDROOMS with family bathroom to the first floor. There is off road parking for numerous vehicles, single garage and a well established private south facing rear garden with open views



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



LOCATION

Upton is an attractive village set 3 miles to the east of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. Upton has a vibrant village community with numerous social events centred around the cricket club, church and village hall. There is a village pub and The Horological Museum with popular Clock House Café. The village also lies within the catchment area of the Minster School in Southwell. Southwell is a thriving minster town having a useful range of town amenities and professional services grouped principally along a period street scene of Queen Street and King Street. Southwell schooling is of renowned standard across the age ranges and the town offers an excellent range of sporting and cultural activities.



ENTRANCE PORCH 4' 08" x 7' 11" (1.42m x 2.41m) Front door with glazed panel inset leading to the entrance porch. Tiled floor. Two double glazed side windows and multi-glazed panel door to the;

ENTRANCE HALL 15' 02" x 7' 10" (4.62m x 2.39m) Radiator. Understairs storage. Stairs rising to the first floor and doors off.

CLOAKROOM 8' 11" x 3' 07" (2.72m x 1.09m) Fitted with vanity wash hand basin and low flush WC. Splash back tiling to walls. Double glazed window to the side elevation.

LOUNGE 12' 01" x 18' 11" (3.68m x 5.77m) Double glazed windows to the front and rear elevations. Open fire with stone surround and tiled hearth. Two radiators. T.V point.



DINING ROOM 8' 10" x 11' 09" (2.69m x 3.58m) Radiator. Double glazed window to the front elevation.

SNUG/PLAYROOM 10' 10" x 10' 11" (3.3m x 3.33m) Radiator. Double glazed double doors to the rear elevation and door returning to Lounge

BREAKFAST KITCHEN 13' 05" x 10' 10" (4.09m x 3.3m) Fitted with a range of wall and base units surmounted by a granite work surface with under mounted sink. SMEG 5 ring gas hob with extractor over, electric oven and microwave beneath, integrated dishwasher and fridge/freezer. Splash back tiling to walls. Downlights inset to ceiling. Tiled floor. Space for breakfast table. Double glazed window to rear aspect



UTILITY 6' 08" x 9' 02" (2.03m x 2.79m) Doors to both the front and rear elevations. Stainless steel single drainer sink unit and plumbing for washing machine.

FIRST FLOOR LANDING 15' 0" x 7' 04" (4.57m x 2.24m) Loft access. Two double glazed windows to the front elevation. Doors off.

BEDROOM ONE 13' 05" x 10' 10" (4.09m x 3.3m) Fitted wardrobe. Double glazed window to the rear elevation. Radiator

BEDROOM TWO 10' 07" x 10' 07" (3.23m x 3.23m) Radiator. Double glazed window to the rear elevation.



BEDROOM THREE 9' 09" x 10' 07" (2.97m x 3.23m) Fitted mirrored wardrobe. Double glazed window to the rear elevation.

BEDROOM FOUR 9' 11" x 7' 06" (3.02 m x 2.29m) Mirrored wardrobes. Radiator. Double glazed window to the front elevation.

BATHROOM 8' 10" x 8' 09" (2.69 m x 2.67m) Recently fitted with a white suite comprising bath, separate shower cubicle, low flush wc and pedestal wash hand basin. Airing cupboard with shelving. Double glazed window to the side elevation. Heated towel rail. Fully tiled walls.

OUTSIDE A driveway in front of the garage provides off road parking for numerous cars. The garage has an up and over door, power and light supplied, central heating boiler and side door. The front garden is laid mainly to lawn with mature plants and shrubs. The rear garden is enclosed on all side and is again laid to lawn with flower and shrub borders and mature trees offer privacy. Large flagstone patio area offering superb views over the Trent Valley. Timber shed and greenhouse. Fruit and vegetable beds and two garden spotlights.



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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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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