



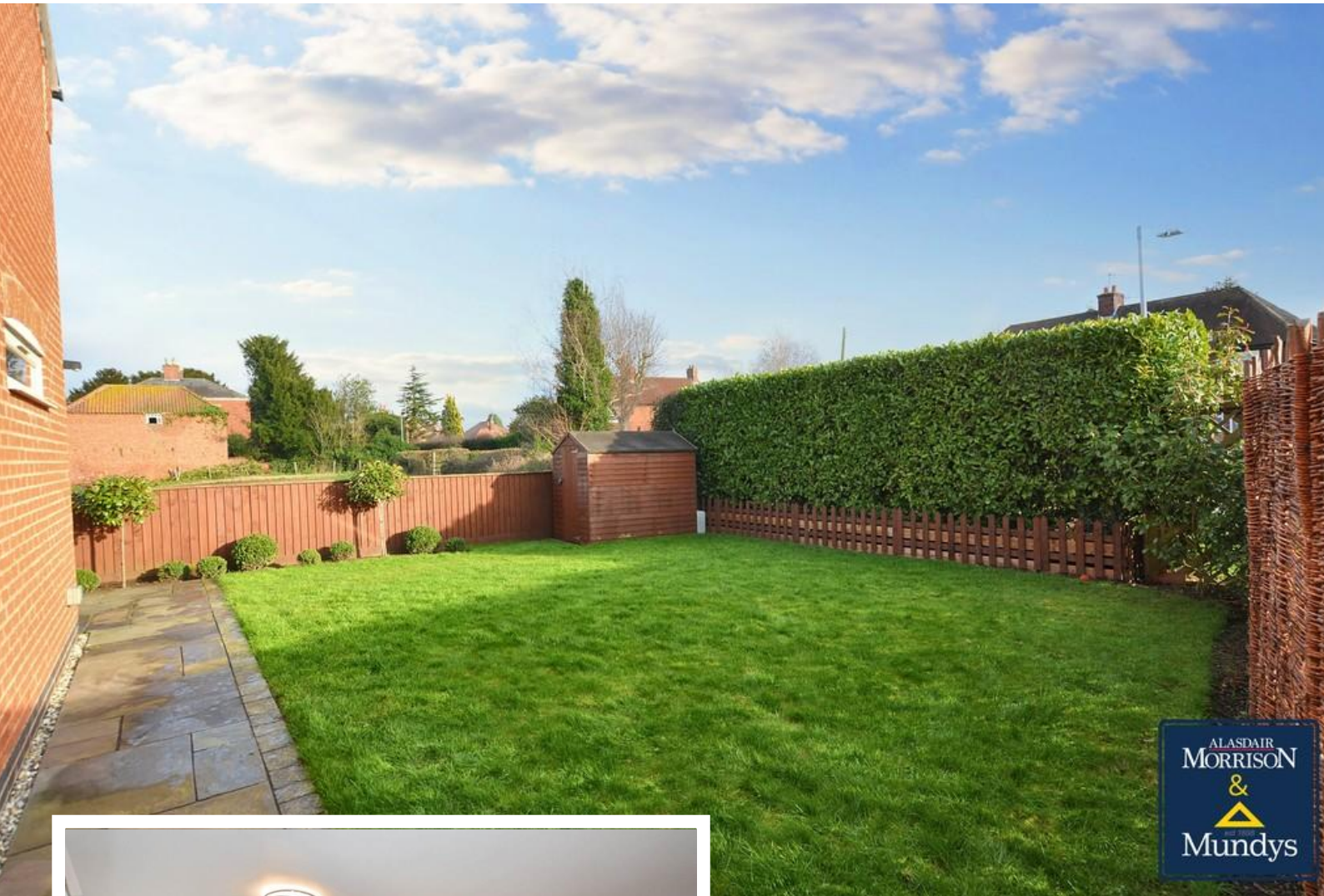
Teal House, 2 Croft Farm Close

Rolleston, Newark, NG23 5SP

£499,950

A spacious detached family home in a private cul-de-sac location with stunning field views to the rear. The property has been extended and lovingly modernised by the present owners to offer accommodation including entrance hall, cloakroom/wc, lounge with multi-fuel burner, open plan modern fitted kitchen/dining room, utility room and snug/office. The first floor landing leads to the master bedroom with en-suite bathroom, three further bedrooms and family shower room. Outside there is a large driveway with single integral garage and gated access to a private lawned garden with patio area, all offering superb field views. Please note that plans have been previously passed for a further bedroom with en-suite above the garage - Ref 15/00512/FUL – we have been advised by the Vendors that this Planning is extant.





SERVICES

All mains services available.

Gas central heating.

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.

LOCAL AUTHORITY

Newark and Sherwood District Council.

COUNCIL TAX BAND – E.

EPC RATING – C.

TENURE - Freehold.





A glazed panelled door leads to:-

ENTRANCE HALL

7' 3" x 5' 5" (2.21m x 1.65m) With stairs rising to the first floor landing and radiator.

CLOAKROOM / WC

With low level WC, vanity up-stand with glass wash hand basin, double glazed window to the front elevation, part tiled surround and radiator.

LOUNGE

14' 4" x 14' 2" (4.37m x 4.32m) With double glazed box bay window to the front elevation, radiator, log burner with solid stone surround and opening leading through to the kitchen.



KITCHEN

17' 4" x 9' 11" (5.28m x 3.02m) Fitted with a range of Shaker style wall, base units and drawers with quartz work surfaces over and under mounted Franke sink, boiling water tap, American style plumbed fridge freezer, Bosch electric oven with microwave combi over and warming drawer beneath, integral bin storage cupboard, integral dishwasher, wine fridge, Bosch induction hob with extractor over, corner carousel unit, two double glazed windows to rear elevation and breakfast bar area.



DINING ROOM

11' 9" x 11' 2" (3.58m x 3.4m) With bi-folding doors to the rear garden, radiator and door leading to the Snug / Playroom.

SNUG / PLAYROOM

10' 9" x 8' 7" (3.28m x 2.62m) With double glazed window to front elevation and radiator.

UTILITY ROOM

8' 5" x 7' (2.57m x 2.13m) Fitted with a range of wall and base units with work surfaces over, stainless single drainer sink unit, integral washing machine, courtesy door to the garage, double glazed window and door to the rear garden and radiator.





FIRST FLOOR LANDING

With double glazed window to the side elevation offering field views, access to roof space and airing cupboard/linen store with shelving.

MASTER BEDROOM

11' 11" x 14' 4" (3.63m x 4.37m) With double glazed window to rear elevation, radiator and door leading to the En-Suite Bathroom.

EN-SUITE BATHROOM

10' 9" x 5' 8" (3.28m x 1.73m) With Porcelanosa four piece suite comprising walk-in shower with drench head and hand held shower unit, vanity wash hand basin, low level WC and panelled bath, double glazed window to front elevation, Porcelanosa tiled walls and floor and heated towel rail.



BEDROOM 2

10' 9" x 10' (3.28m x 3.05m) With double glazed window to rear elevation and radiator.

BEDROOM 3

10' 2" x 9' 9" (3.1m x 2.97m) With double glazed window to front elevation and radiator.

BEDROOM 4

6' 10" x 6' 9" (2.08m x 2.06m) With double glazed window to front elevation and radiator.



SHOWER ROOM

6' 1" x 6' 5" (1.85m x 1.96m) With suite to comprise of walk-in shower with drench head and hand held shower unit, low level WC and vanity wash hand basin, double glazed window to rear elevation, heated towel rail and tiled floor and walls.

OUTSIDE

To the front of the property there is a large driveway with flower/shrub border providing ample off road parking and giving access to the single garage.





There is gated access to the side of the property which leads to the totally enclosed rear garden with flagstone patio, external tap, lighting, small boundary fence with field views beyond. To the side of the property there is an enclosed lawned garden offering a high degree of privacy, enjoying field views and a timber shed.

SINGLE GARAGE

8' 2" x 17' 7" (2.49m x 5.36m) With electric roller door, light, power and courtesy door to the Utility Room.



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CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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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.

GENERAL

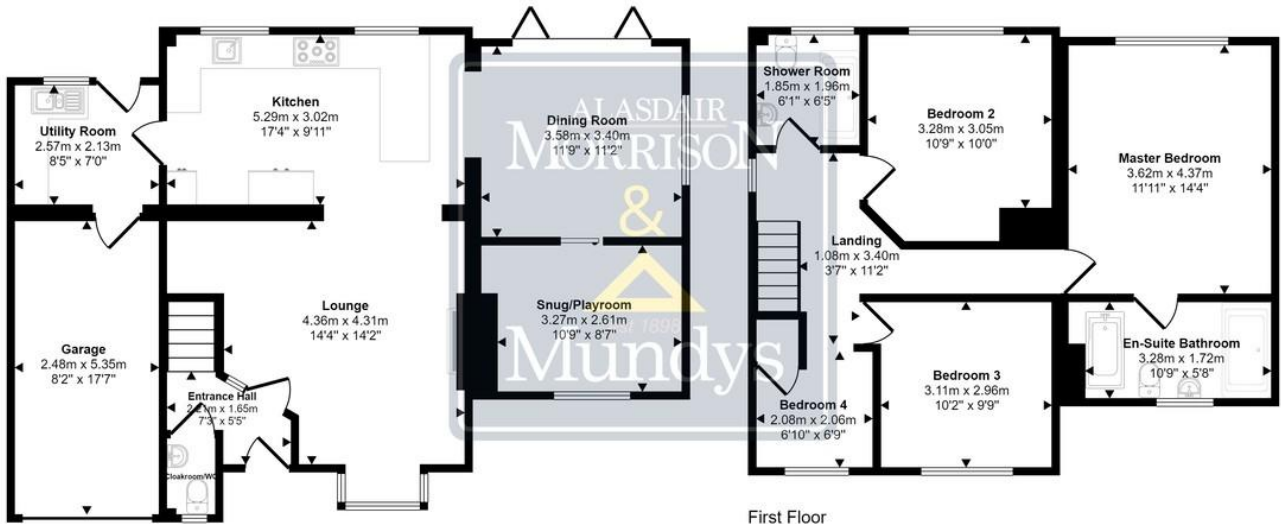
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Approx Gross Internal Area
153 sq m / 1649 sq ft



Ground Floor
Approx 88 sq m / 947 sq ft

First Floor
Approx 65 sq m / 703 sq ft

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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