



## Stowe Cottage, 3 Church Walk, Upton, Newark, NG23 5SX



Book a Viewing!

**£675,000**

Immaculate detached family home offering flexible living accommodation, tucked away off Church Walk in this popular village location. This delightful home is within the Southwell Minster School catchment area and benefits from a convenient village bus pick-up at the end of Church Walk. This spacious property includes an entrance hall, cloakroom/WC, lounge, dining room, open plan kitchen/dining room and conservatory on the ground floor. Upstairs, there is a master bedroom with en-suite, two further double bedrooms and a family bathroom. Stairs from the entrance hall lead to bedroom four/office, which also has an en-suite. Outside, a large gravel driveway leads to a double garage and carport. There is a lawned front garden and a rear enclosed, private landscaped garden with patio areas, ideal for enjoying different times of the day and al fresco dining. We highly recommend viewing this spacious family home.





#### **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 three 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. The village also lies within the catchment area of the Minster School in Southwell with daily pick up bus a short walk away.



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.

## ACCOMMODATION

### ENTRANCE HALL

7' 11" x 10' (2.41m x 3.05m) With glazed windows to the front elevation, Kahrs engineered wood flooring, Velux window to the rear elevation, vertical column radiator, understairs storage cupboard, additional central heating radiator, oak doors off to the ground floor accommodation, stairs to the first floor landing and an additional staircase leading to the fourth bedroom/office.



### LOUNGE

12' 7" x 16' 1" (3.84m x 4.9m) With Kahrs engineered wood flooring, radiator, UPVC double glazed window to the front elevation, French doors to the rear garden and a feature log effect electric fire with stone effect surround.

### DINING ROOM/PLAY ROOM

9' x 13' 8" (2.74m x 4.17m) With Kahrs engineered wood flooring, radiator and UPVC double glazed French doors to the rear garden.



### OPEN PLAN KITCHEN/DINING ROOM

21' 10" x 13' 10" (6.65m x 4.22m) Dining Area - With Bi-fold doors to the rear garden, Kahrs engineered wood flooring and access to a small roof space.

Kitchen Area - With a range of fitted quality wall and base cupboards and drawers, varnished butchers block worktop, inset ceramic 1½ bowl sink unit and single drainer, integrated Bosch appliances including a built-in double oven, inset five gas hob with extractor hood over, dishwasher and microwave, space for a fridge and further undercounter space with plumbing for washing machine, Kahrs engineered wood flooring and radiator.

### CONSERVATORY

13' 4" x 9' 3" (4.06m x 2.82m) With a brick base, double glazed windows to the rear and side elevations, Kahrs engineered wood flooring, radiator and French doors to the rear elevation.

### CLOAKROOM/WC

3' 6" x 6' 2" (1.07m x 1.88m) Fitted with a contemporary suite including vanity wash hand basin with mixer tap, splashback tiling and a low level WC, heated towel rail and double glazed obscured window to the rear elevation.





#### FIRST FLOOR LANDING

With double glazed window to the front elevation, over stairs storage cupboard with shelving and access to the roof space.

#### BEDROOM 1

10' 2" x 13' 3" (3.1m x 4.04m) A light and airy room with dual aspect windows, Kahrs engineered wood flooring, radiator and door to en-suite shower room.

#### EN-SUITE SHOWER ROOM

With suite including shower enclosure with folding door, Drench head shower with additional shower attachment, splash tiled surround, wash hand basin with mixer tap and a low level WC, heated towel rail, tiled flooring, spotlighting and extractor fan.



#### BEDROOM 2

11' x 9' 8" (3.35m x 2.95m) With Kahrs engineered wood flooring, radiator and two double glazed windows with views over the rear garden.

#### BEDROOM 3

9' 4" x 9' 7" (2.84m x 2.92m) With Kahrs engineered wood flooring, radiator and double glazed window overlooking the rear garden.

#### BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m) A bath with shower, glazed side screen and Mira shower over, low level WC and vanity wash hand basin with mixer tap, Kahrs engineered wood flooring, spotlighting and double glazed obscured window to the front elevation.



#### BEDROOM 4/OFFICE

13' 10" x 16' 6" (4.22m x 5.03m) With laminate flooring, electric radiator, double glazed window to the front elevation and door to en-suite.

#### EN-SUITE

With corner shower cubicle, wash hand basin, low level WC, splash tiled surround and heated towel rail.

#### OUTSIDE

To the front of the property there is a gravelled driveway providing off road parking and access to the double garage, turning area and a carport, a lawned garden with mature flower/shrub beds and borders, tap, lighting, a pathway leads to the front of the property and a side pathway leading to the rear garden. The rear garden is totally enclosed and mainly lawned with two defined patio areas, well-stocked flower/shrub beds and borders, external lighting, tap and a timber shed. The top raised terrace area offers superb views over adjoining properties and the Trent Valley towards Southwell racecourse. There is a private flagstone drying area situated to the rear of the property.





## DOUBLE GARAGE

16' 3" x 13' 10" (4.95m x 4.22m) With an up and over door and two glazed windows to the side elevation.

## CARPORT

16' 6" x 9' 0" (5.03m x 2.74m)

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walker 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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### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### 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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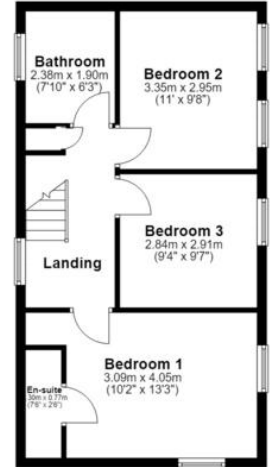
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**Ground Floor**  
Approx. 106.6 sq. metres (1147.9 sq. feet)



**First Floor**  
Approx. 68.4 sq. metres (736.0 sq. feet)



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