



**Rosegarth, Bleasby Road,
Thurgarton, NG14 7FW**



Book a Viewing!

£495,000

No Onward Chain - Traditional Detached House situated in the heart of the popular Trent valley village offering well appointed accommodation throughout which includes, Entrance Hall, Sitting Room, Dining Room, Conservatory, Breakfast Room, Kitchen with Utility Room. First floor, Bedroom One with Dressing Room, Two further Bedrooms, Shower Room. Outside, is a large private plot to the front, side and rear, mainly lawn, electric gates lead to the driveway with a turning area and an attached garage with further detached garage. We recommend a viewing of this delightful home in this popular Minster School catchment location.





LOCATION

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities including cafes, restaurants, leisure centre and the highly regarded Minster School.

ACCOMMODATION

HALL

10' 3" x 7' (3.12m x 2.13m) Hardwood front entrance door gives access to the entrance hall, double glazed window to the side elevation, stairs off to the first floor landing, under stairs storage cupboard, radiator and multi-paned glazed panelled door off to the sitting room and door off to the breakfast area.

SITTING ROOM

14' x 14' 1" (4.27m x 4.29m) With two radiators, open fire with stone surround and slate hearth and wooden overmantle, multi-paned glazed panelled double doors to the conservatory and door off to the dining room.





DINING ROOM

15' 1" x 13' 9" (4.6m x 4.19m) With radiator, double glazed bay window overlooking the garden, two double glazed windows to the rear aspect.

CONSERVATORY

13' 5" x 14' 1" (4.09m x 4.29m) With radiator, double glazed double doors to the rear garden, brick base with double glazed windows overlooking the garden.

BREAKFAST ROOM

10' x 7' (3.05m x 2.13m) With double glazed window seat to the side aspect, door off to the cloakroom/WC and opening into the kitchen.

CLOAKROOM/WC

Comprising of low level WC, wash hand basin, radiator and multi-paned glazed panelled window to the rear aspect.

KITCHEN

10' x 12' 9" (3.05m x 3.89m) With a range of wall and floor mounted units, work surfaces over with splash tiling, inset stainless steel sink unit, integrated Miele dishwasher (currently not in use), electric oven with Neff hob over and extractor hood, radiator, tiled floor, multi-paned glazed window and door to driveway and garaging.

UTILITY ROOM

9' 6" x 6" (2.9m x 1.83m) With a range of wall and floor mounted units, rolltop worksurface with splash tiled surround, fridge freezer space, plumbing for washing machine, tiled floor, glazed window to the garage and multi-paned glazed door to the dining room.

FIRST FLOOR LANDING

Half landing with double glazed window to the side aspect and access to roof space.

BEDROOM 1

10' 3" x 14' 1" (3.12m x 4.29m) With double glazed window to the front aspect, radiator and multi-paned glazed door to the dressing room.

DRESSING AREA

4' 9" x 7' (1.45m x 2.13m) With double wardrobe and double glazed window to the side aspect.

BEDROOM 2

10' x 11' 2" (3.05m x 3.4m) With double glazed window to the side aspect and radiator.

BEDROOM 3

8' 1" x 8' (2.46m x 2.44m) With double wardrobe, glazed panelled window to the side aspect and radiator.

SHOWER ROOM

5' 6" x 10' 5" (1.68m x 3.18m) Comprising of a shower cubicle with seat, low level WC, vanity wash hand basin with vanity surface, glazed window to the rear aspect and heated towel radiator.





OUTSIDE

FRONT

Double electric security gates lead to the driveway, which leads to the double garage. The driveway provides ample hard standing and turning area, side tap and bin storage area.

Further attached garage with electric remote controlled door, double glazed windows to either aspect, ample eaves storage, light and power, space for workshop/work bench, multi-paned glazed panelled door to the rear lean-to. The lean-to offers glazed panelled door to the garden.

From the driveway and garages access can be gained via a flagstone pathway to either side of the property. The front garden area has further hand gate access with flagstone pathway, rose beds and flower/shrub borders. The front and side garden is mainly lawned and totally enclosed with a hedge and panelled fence, established trees.

The front of the property offers a covered porch with external lighting and quarry stone floor. Continuing to the side the lawned garden leads to the enclosed rear garden.

REAR

The rear garden has a hedge and fenced boundary, greenhouse mainly lawned and continuing round to the driveway and garages.

DETACHED GARAGE

24' x 13' 7" (7.32m x 4.14m) With electric garage door, light and power, ample eaves storage space.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage services available. Oil central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





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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 these 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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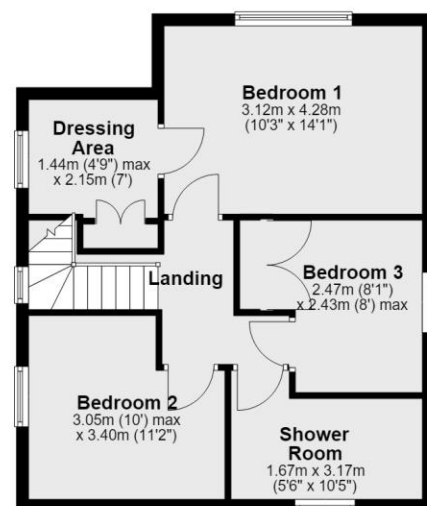
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Ground Floor
Approx. 133.0 sq. metres (1431.8 sq. feet)



First Floor
Approx. 48.8 sq. metres (525.6 sq. feet)



46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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