

1a Tudor Oaks, Elston, Newark, NG23 5NW

£640,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An individually designed four bedroom detached family home of distinction, constructed circa 2007 and occupying a private and well-screened plot within the highly regarded village of Elston. Extending to approximately 2,000 square feet of well-maintained accommodation, the property offers versatile and spacious living ideally suited to both family occupation and those seeking a substantial home within an attractive village setting.

The property enjoys a secluded position with mature trees and established shrubs providing a good degree of privacy, whilst externally there is a detached brick-built double garage and a generous four-car driveway offering wide and easy access. The property benefits from a burglar alarm system.

The accommodation is entered via an inviting reception hallway with built-in storage cupboard and ground floor WC. At the heart of the home is an impressive open-plan living dining kitchen, creating an ideal everyday family space as well as an excellent area for entertaining. The kitchen is complemented by a separate utility room providing additional practical storage and appliance space.

Further reception accommodation includes a formal dining room together with a spacious lounge measuring approximately 19ft in length. The lounge enjoys a pleasant outlook over the rear garden and benefits from French doors opening directly onto the paved patio terrace, allowing an excellent connection between the indoor and outdoor living spaces.

To the first floor, the landing gives access to four well-proportioned double bedrooms, offering excellent flexibility for family living, guest accommodation or home working. The principal and guest bedrooms both benefit from en-suite shower rooms, which have been refitted in recent years to a particularly high standard. In addition, there is a well-appointed family bathroom serving the remaining bedrooms.

Throughout, the property has been maintained in good decorative order and offers a turnkey opportunity within one of the area's most desirable villages.

The property occupies a generous and mature plot with gardens designed to provide both privacy and ease of maintenance. To the rear, a substantial paved patio terrace extends across the back of the house, creating an excellent entertaining and seating area overlooking the lawned garden beyond.

The south facing gardens are attractively enclosed by mature trees, shrubs and established planting, giving the property a notably secluded feel. To the front and side, the wide driveway provides ample off-road parking for several vehicles and leads to the detached brick-built double garage.

Elston is a particularly sought-after Nottinghamshire village situated conveniently between Newark and Nottingham, offering an attractive blend of rural charm and accessibility. The village is well known for its characterful properties, attractive surroundings and strong sense of community.

The village itself benefits from a well-regarded public house, village hall, parish church and a highly regarded primary school, making it especially appealing to families and those seeking village life without isolation. Eden Hall Day Spa is within easy walking distance from the property. Nearby Newark-on-Trent provides an extensive range of shopping, leisure and educational facilities together with direct rail services to London King's Cross in approximately 75 minutes.

The location is also ideal for commuters, with excellent access to the A46, A1 and M1, allowing convenient travel towards Nottingham, Lincoln and Leicester.

Elston offers the perfect balance between peaceful village living and practical convenience. Surrounded by attractive countryside yet remaining exceptionally well connected, it continues to be one of the area's most desirable residential villages. The mature setting, strong community atmosphere and accessibility to Newark and Nottingham make it a location that appeals to a wide range of buyers.

This detached house was built circa 2007 and is constructed of brick under a clay pantile roof covering.

There are wood framed double glazed windows throughout and central heating is gas fired from a Glow-worm 30 SXI gas boiler.

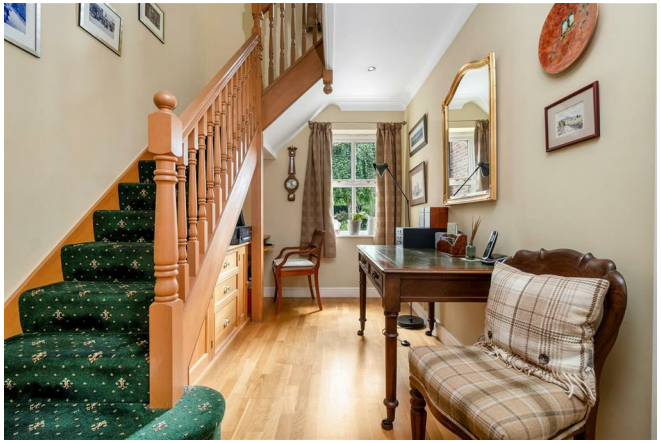
The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

Bespoke made oak framed storm porch with tiled canopy over, wooden front entrance door with leaded lights.

ENTRANCE HALL

13'10 x 8' (4.22m x 2.44m)
(plus 5'10 x 4'8)



Engineered oak floor, radiator, walk in cloaks cupboard with continuation of the oak flooring and a radiator. There is a double glazed window to the rear elevation, two radiators, cove ceiling and staircase to first floor. Below the staircase there is a built in oak desk incorporating drawers and cabinets.



WC

5'4 x 3'5 (1.63m x 1.04m)



Refitted by Newark Bathrooms in 2019 with white suite comprising low suite WC, wash hand basin with mixer tap and vanity cupboard under, counter top over. There is attractive textured feature wall tiling to splashbacks, double glazed window to front.

LOUNGE

19'8 x 12'9 (5.99m x 3.89m)



Double glazed window to the front elevation, French doors to rear elevation, limestone fireplace and hearth housing a living flame gas fire. Two radiators, two television points, phone point, five double powerpoints, coved ceiling.





OPEN PLAN LIVING AND DINING KITCHEN

21'3 x 11'11 (6.48m x 3.63m)
(plus 11' x 6'5)



Ceramic tiled flooring throughout, double glazed windows to rear and side elevations, ample space for a large family dining table and comfortable seating such as chairs or a sofa. Radiator, range of fitted kitchen units comprise cream shaker style base cupboards and drawers, working surfaces above with inset composite one and a half bowl sink and drainer with mixer tap. Tumbled marble tiling to splashbacks, built in dishwasher, Rangemaster Classic 110 electric range with incorporating hob and oven. Wall

cupboards with glazed doors, matching freestanding island unit with base cupboards, drawers and shelving, pine working surfaces over. Additionally there is ample space for a freestanding fridge/freezer.





UTILITY ROOM
9'10 x 5'10 (3.00m x 1.78m)



Double glazed window to side elevation, wood double glazed entrance door to the side. Ceramic tiled floor, radiator, wall mounted Glow-worm 30 SXI gas central heating boiler, ceramic tiled floor. Cream shaker design units with base cupboards and drawers, working surfaces over. Inset ceramic sink and drainer, matching wall cupboards and tall storage cupboard. Tumbled marble tiling to splashbacks.

DINING ROOM
12'9 x 10'7 (3.89m x 3.23m)



Double glazed window to front elevation, radiator. Cherry wood style flooring, coved ceiling.

FIRST FLOOR

LANDING



Loft access hatch with ladder. The loft area is hard boarded and there is a light.

MASTER BEDROOM
17'5 x 12'2 (5.31m x 3.71m)



A spacious room with double glazed window to rear overlooking the garden, radiator, television point.





DRESSING AREA
8'8 x 7'9 (2.64m x 2.36m)
Built in cupboard housing stainless hot water cylinder connected to an electric immersion.

EN-SUITE SHOWER ROOM
8'8 x 6'3 (2.64m x 1.91m)
(plus shower cubicle measuring 5'1 x 3')



Double shower cubicle, shower boards to the walls, glass screen, wall mounted rain and hand shower. Re fitted in 2015 by Newark Bathrooms. Suite comprising panelled bath, wash hand basin with shaker style vanity cupboards under, low suite WC, part tiled walls, extractor fan, heated towel radiator which can be heated by electric or the gas fired central heating system.



BEDROOM TWO
12'10 x 10'7 (3.91m x 3.23m)



Double glazed window to front elevation, radiator, coved ceiling.

EN-SUITE SHOWER ROOM
7'1 x 6'1 (2.16m x 1.85m)



LED ceiling lights, double glazed window to front elevation, heated towel rail. Refitted by Newark Bathrooms in 2014. Suite comprising low suite WC. Wash hand basin with vanity cupboards under. Walk in double shower cubicle with low threshold tray, glass screen and doors. Aqualisa shower, shower boards to walls. LED ceiling lights and extractor fan.



BEDROOM THREE
12'10 x 10'7 (3.91m x 3.23m)



Radiator, double glazed window to the front, coved ceiling.

BEDROOM FOUR
12'9 x 8'8 (3.89m x 2.64m)



Radiator, double glazed window to rear elevation, coved ceiling.

FAMILY BATHROOM
7'2 x 6'1 (2.18m x 1.85m)



Double glazed window to the front extractor fan, heated chrome towel radiator. White suite comprising low suite WC, wash hand basin, panelled bath with a wall mounted Trevi shower over, tiling to splashbacks and glass shower screen. Part tiled walls with mosaic tiles to the borders.

OUTSIDE

DETACHED DOUBLE GARAGE
18'2 x 17'10 (5.54m x 5.44m)
Constructed of brick under a pantiled roof. Two up and over doors one of which is electrically operated. The garage is alarmed with power and light connected and four double powerpoints. There is a personal side entrance door leading to the rear garden.

GARDENS



This individually built and designed house occupies a generous sized and well established plot. To the front there is a wide and easily accessed block paved driveway with parking for up to four cars. Brick built boundary wall to the north side connecting to the garage. Mixed privet and laurel hedgerows to the front boundary, paved pathway leading to the front entrance door with oak framed storm porch with tiled canopy over. Brick built retaining wall, raised borders which are gravelled and are planted with box hedge shrubs and trees which provide a good degree of privacy to the front of the house.

Wooden gates to both sides of the house give access to the rear garden which is a secluded and well screened enclosure landscaped with a large paved patio connecting to the rear of the house and lawned garden extending to the rear boundary. The garden is well screened with a

variety of mature trees and shrubs including silver birch and walnut tree, privet and laurel hedgerows. There is a brick built boundary wall on the north side, timber garden shed, outside tap and outside electric point. Paved pathways connect to wooden gates giving access to the frontage on both sides of the house.











TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The property connects to the main drainage in the street by way of an easement across the garden of a neighbouring property. Further details can be provided upon request.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band G.

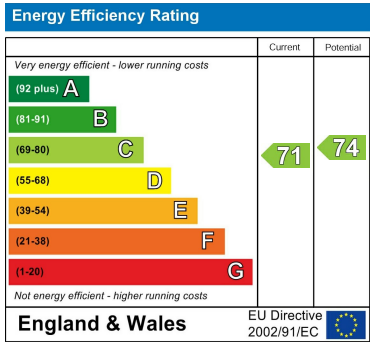
1a Tudor Oaks, Elston
Approximate Gross Internal Area
Main House = 188 sq.m/2028 sq.ft
Garage = 30 sq.m/319 sq.ft
Total = 218 sq.m/2347 sq.ft



Garage **Ground Floor** **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.
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The Property Ombudsman

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