

Pastures Edge, 3 Hawthorne Leys,
Normanton-On-Trent, Newark, NG23 6RE

£585,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A fine family house of traditional design and construction providing five double bedrooms, three reception rooms and an extended kitchen with dining and living space. The house stands in a gated secluded environment as one of five homes located within the village of Normanton on Trent. The garden extends to the rear with additional land purchased some years ago and pleasant open countryside views. The house design is classical and symmetrical with gabled elevations and nicely balanced window openings. This tall elegant house has dormer windows at second floor level complimenting the high pitch design and string course detailing. The window openings have stone fenestration and the property has a canopied porch entrance. Oil fired central heating is complimented with the kitchen and bathroom areas with an electric underfloor system.

The ground floor accommodation provides an entrance hall, cloakroom, lounge, dining room and study. The extended kitchen provides a dining area and living space with a French window to the garden. There is a useful utility and rear entrance. The fine staircase leads to a galleried landing and on the first floor the master bedroom suite, bedroom two and bedroom three, both with ensuites, all double sized with a family bathroom at this level. A wide and easy staircase leads to the second floor galleried landing and double sized bedrooms four and five, each with vaulted ceilings, Dormer windows and Velux roof lights.

The double garage has electric remote doors. There is ample car parking space on the frontage of the property for at least four motor cars. The extended garden is a particular feature of the property with steps to the lower level and grassed area providing ample amenity space.

Whilst Normanton on Trent has a comparatively small population there has been no significant development and the village remains unspoilt. Nevertheless the village provides amenities including a primary school, the Square and Compass Public House and Restaurant, and the Crown Inn also with good eating facilities. There are school bus services to Tuxford Academny, an excellent secondary school with outstanding A level outcomes. Normanton on Trent is situated 12 miles north of Newark and 7 miles from Retford approximately. There are access points to the A1 trunk road at Tuxford and Sutton on Trent. Newark on Trent is on the main East Coast railway line with services from Newark Northgate to London King's Cross with journey times of just over 75 minutes.

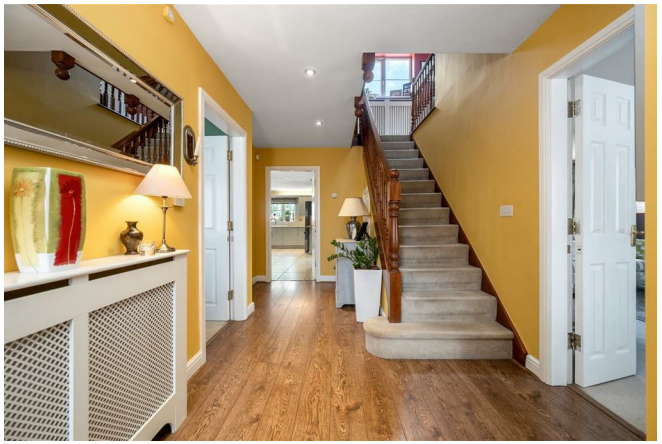
The property was constructed in 2007. A kitchen extension was added after that date. Quality brickwork is in the style of Yellow Stock with multi-coloured and chalky flaked spotting, very traditional in style and complemented by stone fenestration and detailed string coursing. Indeed, the construction of this property at the time was to an exceptionally high standard. The main roof is pantiled incorporating Dormer windows and Velux lights. The following accommodation is provided:

GROUND FLOOR

Pantiled entrance canopy.

ENTRANCE HALL

18'7 x 7'10 (5.66m x 2.39m)
(overall measurements)



Travertine flooring, cupboard under the stairs, room thermostat, LED lighting and radiator with latticed cover.

CLOAKROOM



Low suite WC, basin, radiator, LED lighting.

LOUNGE

19' x 13'6 (5.79m x 4.11m)



With centre opening doors to the reception hall. Fireplace with wood stove, surround and mantle. Two double panelled radiators, centre opening French windows to the rear patio.





DINING ROOM
13'7 x 9'11 (4.14m x 3.02m)



Panelled dado, double panelled radiator, dimmer light switch.

STUDY
12'4 x 8'6 (3.76m x 2.59m)
(overall measurement)



With fitted shelving and double panelled radiator.

KITCHEN AREA
14'10 x 9'9 (4.52m x 2.97m)
(plus 10'10 x 6'10)



Wall units, base units, working surfaces incorporating a one and a half sink unit. LED ceiling lighting and pelmet lighting. Rangemaster with LPG gas hob and electric ovens. Microwave and integral dishwasher. Double panelled radiator.



DINING AREA
11'4 x 10'10 (3.45m x 3.30m)



Dual aspect, French window, double panelled radiator. Centre track lighting and open plan with the kitchen.



UTILITY ROOM
7'9 x 6'5 (2.36m x 1.96m)



Base cupboards, tall cupboard containing Eurostar oil fired central heating boiler. Fitted wall cupboard and shelving, LED lighting, double panelled radiator and rear entrance door.

FIRST FLOOR



GALLERIED LANDING
With radiator and built in cupboard containing the hot water cylinder.

BEDROOM ONE
17' x 13' (5.18m x 3.96m)



With a range of four double built in wardrobes, a lofty vaulted ceiling with LED lighting. Matching fitted dressing table, double panelled radiator. Pleasant open view of countryside to the rear.

EN-SUITE
8'3 x 5'5 (2.51m x 1.65m)



Jacuzzi bath, low suite WC, pedestal basin and shower with body jets. Chrome heated towel rail, half tiled walls, LED lighting.

BEDROOM TWO
14'10 x 13'9 (4.52m x 4.19m)



Two double built in wardrobes and double panelled radiator.

EN-SUITE
6'11 x 5'3 (2.11m x 1.60m)



Shower with body jets, low suite WC, pedestal basin, chrome heated towel rail, half tiled walls, tiled floor and LED lighting.

BEDROOM THREE
13'9 x 11'9 (4.19m x 3.58m)



Two double built in wardrobes and double panelled radiator.

EN-SUITE



Shower with body jets, low suite WC, pedestal basin, chrome heated towel rail, half tiled walls, tiled floor and LED lighting.

FAMILY BATHROOM
9'10 x 6'8 (3.00m x 2.03m)



Jacuzzi bath, shower cubicle with body jets, pedestal basin, low suite WC. Half tiled walls, heated towel rail, tiled floor and LED lighting.

SECOND FLOOR



A winding staircase leads to the second floor galleried landing with Velux roof light and double panelled radiator.

BEDROOM FOUR
15'1 x 11'10 (4.60m x 3.61m)



Vaulted ceiling, Dormer window and Velux roof light. Double panelled radiator.

BEDROOM FIVE
13'8 x 12' (4.17m x 3.66m)



With vaulted ceiling, Dormer window, Velux roof light and double panelled radiator.

OUTSIDE

DOUBLE GARAGE
17'8 x 17'4 (5.38m x 5.28m)
Brick and pantile construction with fluorescent light and two electric remote doors. Ample power points.



There is a block paved driveway to the frontage with parking for at least four cars. Externally to the rear there is a lean to log store and bin store. The side of the house has provision for the LPG cylinder.

Steps to a lower level include a grassed area, two Willow trees and a laurel hedge on the rear barn boundary. Wooden garden shed.

















NOTE

Some years ago an area of additional land was purchased from the adjoining farm. This area of land (apparent on site inspection) is outside of the Bassetlaw & District Council Planning Village Envelope boundary and therefore classed as open countryside in which no development or buildings should be constructed.

SERVICES

Mains water, electricity, and drainage are all connected to the property. Central heating is oil fired with panelled radiators. There is an electric underfloor heating system to the kitchen areas, en-suites and the family bathroom. An LPG supply feeds the Rangemaster cooker.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

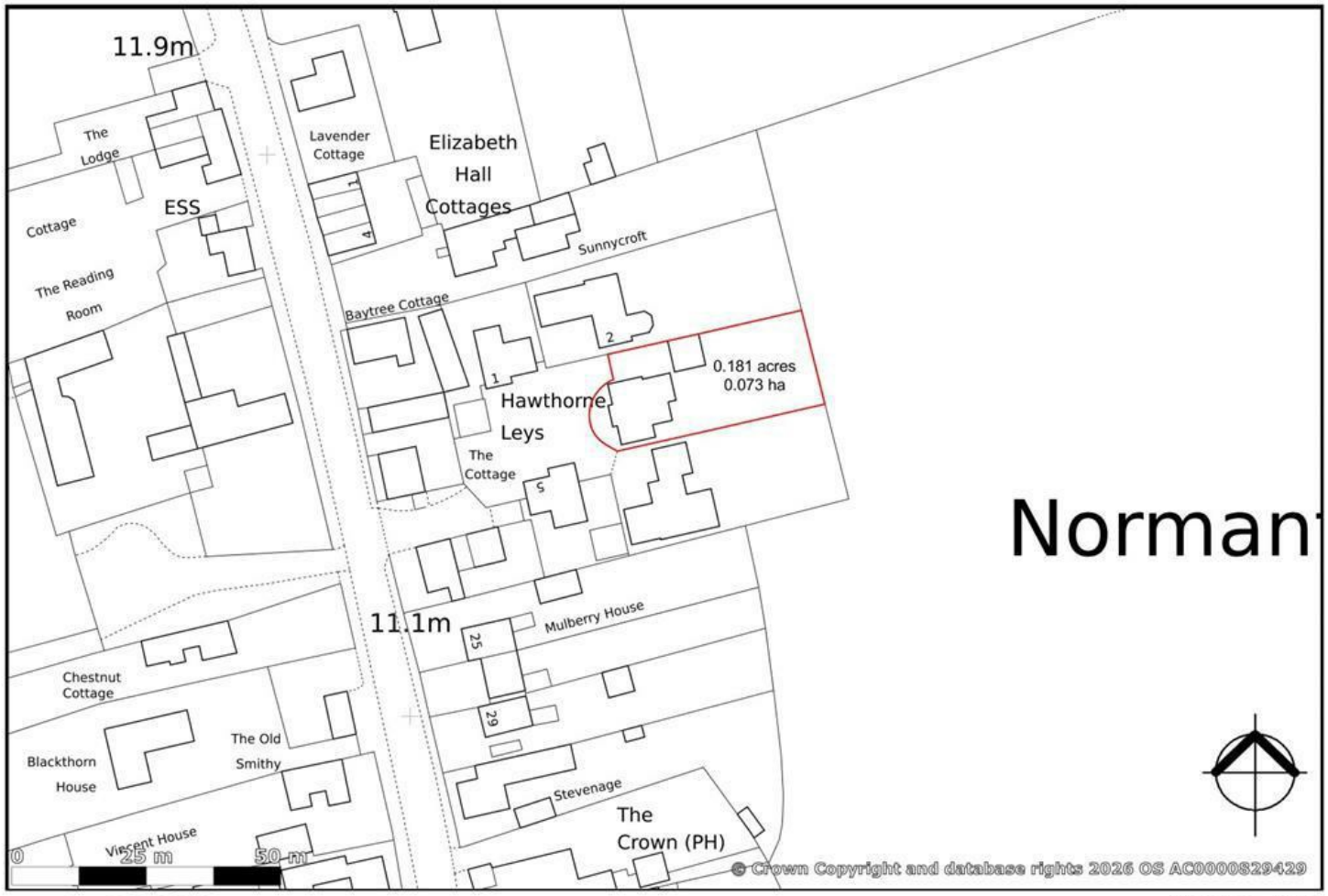
MORTGAGE

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.

COUNCIL TAX

The property comes under Bassetlaw District Council Tax Band F.

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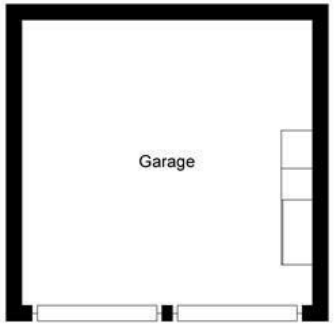


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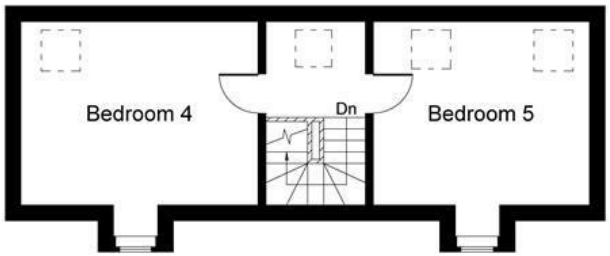
Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

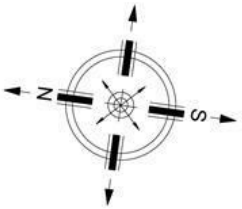
Pastures Edge, 3 Hawthorne Leys, Normanton on Trent
Approximate Gross Internal Area
Main House = 239 sq.m/2573 sq.ft
Garage = 31 sq.m/334 sq.ft
Total = 270 sq.m/2907 sq.ft

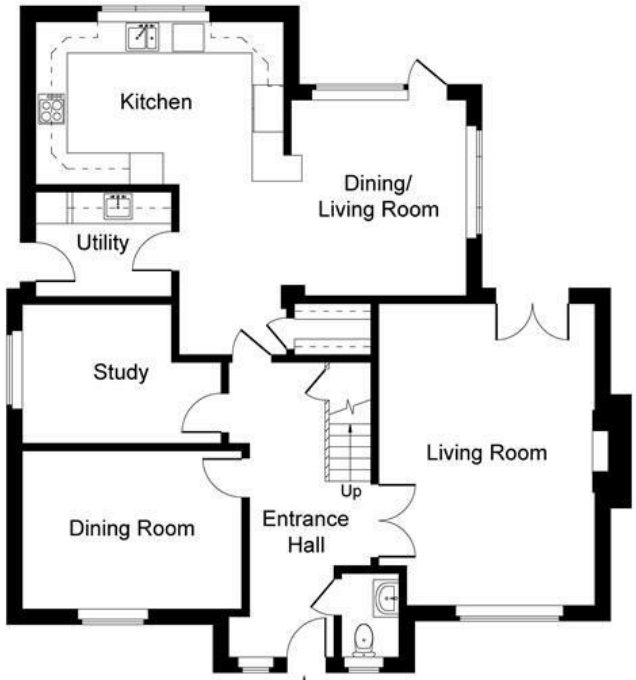


Garage

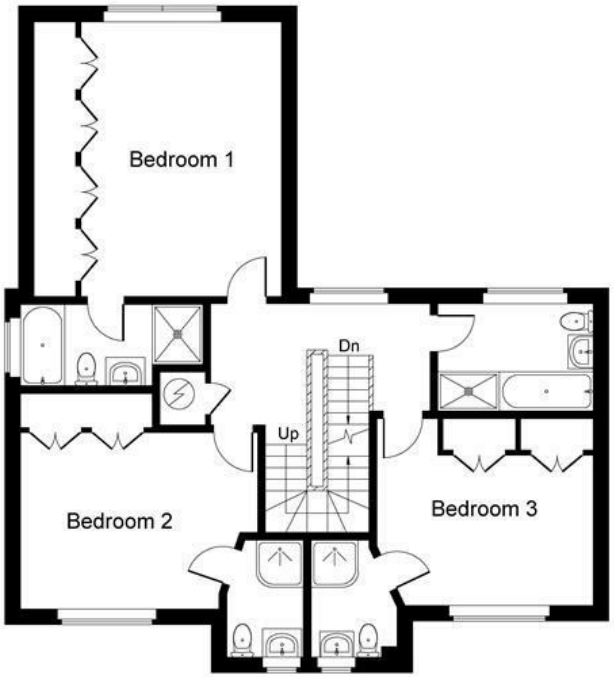


Second Floor





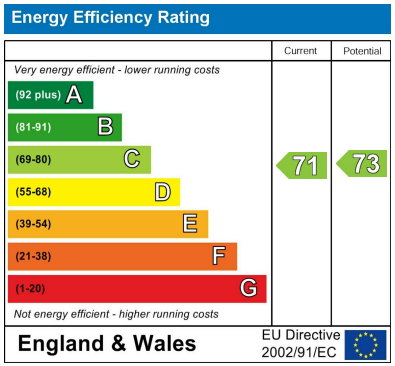
Ground Floor



First Floor

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The Property Ombudsman

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