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LOCAL AGENT



Crossways, Ollerton Road, Caunton, NG23 6BB

£580,000



Property Description

Situated on the edge of this picturesque village, this deceptively spacious detached house offers accommodation including garage extending to over 3900 sqft and sits on a plot of approximately 0.5 acres. Offered for sale with no upward chain, accommodation includes entrance porch, entrance hall, living room, study, conservatory, kitchen, utility room, shower room and downstairs bedroom with en suite. To the first floor in master bedroom, ensuite, two further bedrooms and family bathroom. Lawned gardens to the front, side and rear with tarmac drive to double garage. Rear paved patio area, rear oil storage tank. An internal inspection is recommended to appreciate this property fully.

Upvc door leads to

ENTRANCE PORCH

Upvc leaded window to the front and rear aspects, radiator, glazed panel door to

ENTRANCE HALL

open plan stairs to first floor, radiator, door to

LIVING ROOM

25' 5" x 22' 5" (7.75m x 6.83m) two radiators, large bow window to the front aspect, wall lights, gas fire with stone surround and Cornish slate hearth, large Upvc sliding patio door and Upvc windows to the conservatory, archway to

MORNING ROOM

12' 0" x 11' 9" (3.66m x 3.58m) radiator, Upvc door to the rear block paved area

STUDY

12' 0" x 10' 8" (3.66m x 3.25m) Upvc window to the rear, radiator, Upvc window to the conservatory



CONSERVATORY

26' 6" x 13' 6" (8.08m x 4.11m) three electric wall heaters, tiled floor, double glazed double doors to the side garden area

SHOWER ROOM

12' 0" x 8' 5" (3.66m x 2.57m) shower cubicle and shower, wash hand basin, ample vanity storage, part tiled, low flush wc, rear Upvc window, radiator

DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m) Upvc window to the front aspect, radiator

FAMILY ROOM

14' 0" x 12' 0" (4.27m x 3.66m) Upvc window to the rear aspect, radiator, three bookcases and two corner display units with ample storage beneath, wall lights

KITCHEN

18' 0" x 10' 0" (5.49m x 3.05m) ample wall and floor mounted units, breakfast bar, roll top worksurfaces, inset sink unit, spice rack, plate rack and two display cabinets, stoves gas hob, extractor over, electric double oven with microwave beneath, wine rack, splash tiled, integrated fridge and dishwasher, archway and steps to

UTILITY ROOM

18' 0" x 4' 6" (5.49m x 1.37m) firebird boiler, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, vent for dryer, door to double garage

entrance hall gives access to inner lobby with radiator and door to



BEDROOM

18' 0" x 15' 8" (5.49m x 4.78m) storage cupboard, two radiators, two Upvc windows to the front aspect

EN SUITE

8' 0" x 4' 9" (2.44m x 1.45m) walk in shower and screen, Mira shower, pedestal wash hand basin, low flush wc, radiator, part tiled

FIRST FLOOR LANDING

storage cupboard







MASTER BEDROOM

18' 0" x 14' 0" (5.49m x 4.27m) Upvc window to the rear aspect, mirror fronted wardrobes to one wall, two radiators

EN SUITE

9' 4" x 7' 2" (2.84m x 2.18m) Mira shower and recess with screen, wash hand basin and vanity storage, splash tiled, radiator, low flush wc, access door to extensive roof storage space

BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m) Upvc window to the rear aspect, radiator, two double wardrobes, two storage units with storage over

BEDROOM

17' 7" x 6' 9" (5.36m x 2.06m) Upvc window to the side aspect, radiator, access to further roof storage space

BATHROOM

11' 4" x 6' 4" (3.45m x 1.93m) spa bath with wash hand basin, ample vanity storage, Upvc window to the rear aspect, radiator, splash tiling, low flush wc

OUTSIDE

gated access leads to a tarmac turning area and double garage with electric roller door to the front aspect and rear roller electric door, light and power the extensive plot runs to the front, sides and rear with hedging surrounding the plot, mature trees and flower shrub beds and borders to all aspects a block paved pathway runs to most aspects with private side and rear garden, slabbed rear patio with raised flower/shrub beds, external lighting to all aspects, rear tap, timber shed and garden waste storage area

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band G

SERVICES

All mains services are connected to the property. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Drainage is via a septic tank. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the agents office.





GROUND FLOOR
APPROX. FLOOR
AREA 2661 SQ.FT.
(247.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1325 SQ.FT.
(123.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3986 SQ.FT. (370.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements