

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

AND PARTNERS

Putting you and your property first

FROM AN INDEPENDENT
LOCAL AGENT



The Croft, Great North Road, Cromwell, Newark, Nottinghamshire, NG23 6JE £410,000



Property Description

A charming 19th century cottage fully modernised and renovated to create a delightful family home within the centre of Cromwell village, yet retaining many period features. The property comprises four bedrooms and two bathrooms (1 en-suite) at first floor and large reception hall, living room, modern living/dining kitchen together with utility and cloaks to the ground floor. The west facing gardens are fenced on all sides and a large timber cabin offers further storage and studio space. E.P.C rating E.

VILLAGE INFORMATION

Cromwell village has a recently renovated village hall where locals meet up for activities and to socialise. Activities include yoga, twice a week, a fitness class once a week and a pub night, twice a month, with cask ale from the local Milestone Brewery which is brewed in the village. The hall also hosts cream tea afternoons and pizza and prosecco evenings while a fish and chip van visits on a regular basis. Provisions can also be purchased from the local service station.

AGENTS NOTE

The semi-rural village of Cromwell is located 5 miles north of the market town of Newark-Upon-Trent and Northgate train station with main line to London Kings Cross in approx. 80 mins. The major road networks of the A1, A46 and A17 are all within close proximity and the property is in the catchment area for the renowned Tuxford Academy with an ofsted rating of outstanding.

ENTRANCE HALL

18' 0" x 7' 10" (5.49m x 2.39m) Exposed ceiling timber. Part panelled walls and Devol travertine tiled floor. Useful understairs cloaks cupboard.



LIVING ROOM

30' 07" x 12' 01" (9.32m x 3.68m) Exposed ceiling beams. Five windows in three elevations make this a light and airy room. Open fireplace on a solid brick hearth with multi-fuel stove. T.V point. Two radiators.

LIVING DINING KITCHEN

21' 01" x 12' 10 + 11'8" x 8'9"" (6.43m x 3.91m)

Professionally fitted with shaker style units beneath an oak worksurface inset with Belfast sink with mixer tap. Ten base and two wall cupboards, fitted SMEG 6 ring gas cooking range, integrated dishwasher and two bespoke full height larder cupboards. Radiator. Devol travertine tiled flooring and two sets of bi-fold doors opening to the garden. Splash back tiling to walls and down lights inset to ceiling.

UTILITY ROOM

14' 04" x 10' 01 overall" (4.37m x 3.07m) Sink unit with cupboard space under and space for tumble dryer and washing machine. Large built in storage cupboard. Devol travertine tiled floor. Doors to outside and to:

CLOAKROOM

Fitted with white suite comprising low flush W.C and pedestal wash hand basin.

FIRST FLOOR LANDING

Stairs rise to the first floor landing. Doors off.

BEDROOM ONE

15' 0" x 12' 01" (4.57m x 3.68m) Original cast iron fireplace. Single panel radiator and T.V point. Window to the front elevation. Opening to:

EN-SUITE SHOWER ROOM

7' 07" x 4' 07" (2.31m x 1.4m) Fitted with a white suite comprising shower cubicle, low flush W.C and pedestal wash hand basin. Radiator and tiled flooring.



BEDROOM TWO

15' 0" x 12' 0" (4.57m x 3.66m) Original fireplace. Radiator. Window to the front elevation.

BEDROOM THREE

11' 05" x 7' 0" (3.48m x 2.13m) Radiator. Window to the side elevation.

BEDROOM FOUR

8' 0" x 6' 10" (2.44m x 2.08m) Radiator. Window to the rear elevation.







FAMILY BATHROOM

14' 08" x 10' 07 max" (4.47m x 3.23m) Fitted with a contemporary suite comprising stand alone claw foot bath, shower cubicle, low flush W.C and pedestal wash hand basin. Radiator and stripped pine flooring. Down lights inset to ceiling. Window to the rear elevation.

OUTSIDE

A block paved drive leads off Main Street through a timber gate past the side of the house to a parking area in front of the timber cabin/garage (18'x12') with double doors to the front and a side personal door. Electric and power supplied. N.B. Please note that the cabin has been sub-divided to form a useful storage area/gym and an outside work studio. Around the house is a terraced area with steps rising to the rear garden, laid mainly to lawn with timber panelled fencing on all sides. The garden faces west and enjoys plenty of afternoon and evening sun. There are two garden stores and oil storage tank.



SERVICES

Mains drainage, electricity and water. Oil fired central heating. LPG tanks are provided for the cooking range. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

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

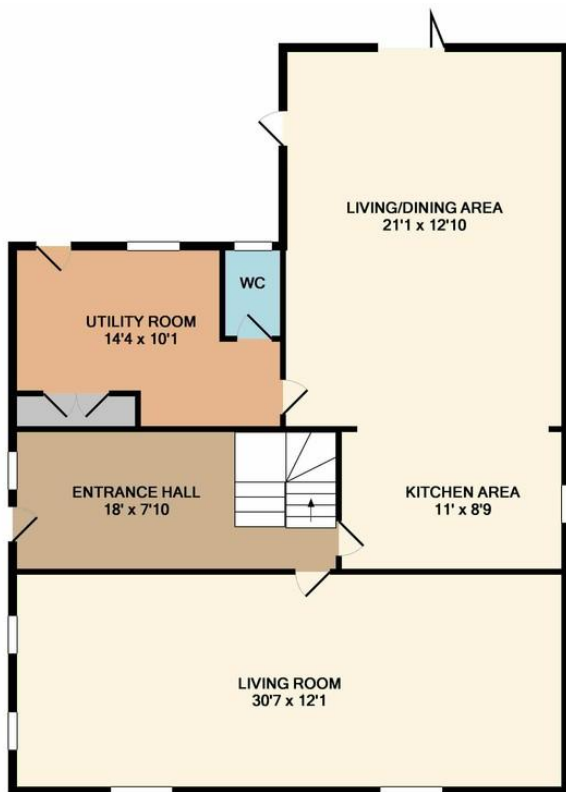
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.





GROUND FLOOR
APPROX. FLOOR
AREA 1090 SQ.FT.
(101.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 760 SQ.FT.
(70.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1850 SQ.FT. (171.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



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