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Waterside, Main Street, Fiskerton, NG25 0UL

£685,000



Property Description

Substantial detached family house, situated in this highly sought after Trent Valley village. The original property on this plot 'Orchard Cottage' has features retained in Waterside which has been lovingly designed and built by the current owners. Offering flexible living space which has been exceptionally well maintained by the owners over the last 17 years. Accommodation, benefits from under floor heating throughout, includes entrance hall, cloakroom, living room, dining room, breakfast kitchen, family room, utility, master bedroom with dressing room and en suite, three further double bedrooms, bedroom four with en suite and steps to Mezzanine floor, family bathroom. A gravelled driveway provides ample parking, double garage with boarded storage space above. Enclosed private lawned gardens.

LOCATION

Waterside offers superb views over the River Trent and Trent Valley beyond, with Trent Lane situated just to the rear of the property offering a pleasant walk down to the river. The nearest primary school is Bleasby C of E and the Minster School in Southwell is the nearest secondary school. Bleasby is just under 2 miles away, Southwell just under 3 miles, Newark just under 5 miles. Newark offers direct rail link to London Kings Cross with journey times of times of approx. 80 minutes.

glazed panel entrance door leads to;

ENTRANCE HALL

tilled floor, stairs off to the first floor accommodation, understairs storage cupboard



CLOAKROOM

tiled floor, low flush wc, wash hand basin with splash tiling, window to the side aspect

LIVING ROOM

18' 8" x 13' 1" (5.69m x 3.99m) feature stone open fireplace, tiled floor, French doors to the rear and two windows to the side aspect, beamed ceiling

BREAKFAST KITCHEN

18' 8" x 16' 9" (5.69m x 5.11m) light and airy open plan room having a range of bespoke Davenport, Cats Paw oak kitchen units with granite worksurfaces and tiled splash back, one and a half bowl sink with grooved drainer and mixer tap, Mercury gas range with five ring hob, integrated dishwasher and fridge, second food prep sink with mixer tap, beamed ceiling, tiled floor, wine rack and towel rail, French double door to the rear aspect

FAMILY ROOM

16' 8" x 13' 0" (5.08m x 3.96m) tiled floor, window to the rear aspect

UTILITY ROOM

13' 0" x 6' 5" (3.96m x 1.96m) Viessman boiler, range of base units with larder unit, fridge space, stainless steel single drainer sink unit, splash tiled, plumbing for washing machine, vent for dryer, tiled floor, stable door to the side

FIRST FLOOR LANDING

airing cupboard with shelving, two windows to the front aspect



MASTER BEDROOM

14' 4" x 13' 0" (4.37m x 3.96m) French doors opening onto Juliette balcony with views over the River Trent, wall lights, wooden flooring

DRESSING ROOM

13' 0" x 8' 9" (3.96m x 2.67m) having a range of fitted wardrobes, further drawers, wooden flooring, wall lights, loft access







ENSUITE BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) P shaped bath with Triton shower over and screen, blue pebble flooring, fully tiled surround, wash hand basin with vanity storage beneath, corner wc, beamed ceiling, extractor fan, heated towel rail, window to the rear aspect

BEDROOM TWO

16' 3" x 13' 1" (4.95m x 3.99m) fitted wardrobes, window to the front aspect, loft access

BEDROOM THREE

13' 1" x 12' 7" (3.99m x 3.84m) loft access, window to the rear aspect with views over the River Trent

BEDROOM FOUR

15' 2" x 11' 2" (4.62m x 3.4m) window to the rear aspect with River Trent views, recessed wardrobe, pull down ladders leading to Mezzanine floor, the ideal teenager den 11'8 x 9'10 with access to additional storage space

ENSUITE

5' 6" x 5' 5" (1.68m x 1.65m) Triton shower with cubicle, wash hand basin in vanity unit, shaver point, corner wc, heated towel rail, fully tiled surround, extractor fan, shaver point

BATHROOM

9' 7" x 9' 2" (2.92m x 2.79m) corner bath, walk in shower, splash tiling, wash hand basin with vanity storage, shaver point, low flush wc, bidet, tiled floor

OUTSIDE

off road pull in leads to double gates with gravel driveway and block paved central path leading to the front of the property, side motor home/caravan storage space with bin store and log store, lawned garden with mature apple tree, external lighting and access to either side of the property which is gated. Double garage 17'10 x 17'0 having two roller doors, light and power, glazed window and side glazed panel door. Access to storage over which has potential for office use subject to the necessary planning. The side gates to either side lead to an enclosed raised patio area with open views to the rear towards the River Trent with gated access to Trent Lane which leads to the Riverside.

LOCAL AUTHORITY

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

SERVICES

All mains services are connected to the property. Mains drainage. 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.

TENURE

Freehold with vacant possession.

VIEWING

By appointment with the agents office.



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