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Birnam House, 3 Manor Farm Close, Rolleston, Newark, Nottinghamshire, NG23 5SW

Offers In Region Of £530,000



Property Description

Situated in a quiet cul-de-sac location with open fields to the rear. This spacious detached family home offers well appointed accommodation and would be ideal for different generations looking to live in one property all located in this popular residential Trent Valley village. Offered with no upward chain.

Accommodation benefits from fgch and double glazing and comprises of an entrance porch, entrance hall, lounge, dining room, breakfast kitchen, utility room, snug and shower room. First Floor comprises of master suite which includes bedroom, dressing room and en-suite shower room, Guest suite which includes bedroom, dressing room and en-suite shower room, three further double bedrooms and family bathroom. Outside there is ample off road parking, double integral garage, rear large lawn garden with total plot extending to 0.4 acres.

LOCATION

Rolleston is a thriving village between the market towns of Southwell and Newark on Trent with convenient road and rail access into the surrounding regional centres of Nottingham and Lincoln. Schools for all ages are located close by.

Southwell is a highly regarded Minster town four miles to the west with a useful range of retail amenities, professional services, a medical centre and an excellent range of sporting and cultural activities.

Newark on Trent offers a more extensive range of retail amenities and facilities, restaurants and leisure activities in a market town environment and from Newark there is access to the A1 road network and a direct rail link into London Kings Cross in a journey time of 80/85 minutes.



PORCH

9'6 x 3'7 Glazed panel front door with side double glazed windows, oak flooring, radiator and door to

ENTRANCE HALL

Stairs off to first floor, radiator, oak flooring, alarm panel, BT point. Double doors through to

LOUNGE

26'3 into bay x 12'10 Double glazed sliding patio doors to the rear, double glazed bay window to the front elevation, TV point, two radiators, Minster Stone fireplace with gas fire.

DINING ROOM

11'9 x 11'4 Double glazed sliding patio door to the rear, radiator, wall lights, door through to the breakfast kitchen.

BREAKFAST KITCHEN

16'9 x 15'7 Having a range of wall and floor mounted units, Hotpoint electric oven, Whirlpool gas hob with extractor over, ample work surfaces with splash backs, Integrated Bosch dishwasher, Integrated fridge, inset sink, two double glazed windows to the rear, wine rack, eyeball spotlighting and tiled floor

UTILITY ROOM

8'2 x 7'8 Range of wall and base units, stainless steel single drainer sink unit, plumbing for washing machine, work surfaces with splash backs, double glazed door and windows to the rear, radiator and tiled floor

SNUG

10'8 x 10'4 Double glazed doors to the rear, oak flooring, radiator

SHOWER ROOM

7'9 x 3'9 Aquatronic shower, shower tray and door to the shower, half tiled surround, low level WC, wash hand basin, double glazed window to front elevation, radiator.



FIRST FLOOR

Recessed cupboard, radiator, airing cupboard and loft access

MASTER SUITE

19 x 17'7 Double bedroom with two double glazed windows to the front and one double glazed window to the side, radiator

DRESSING ROOM

10'8 x 8'8 Three double wardrobes and one single wardrobe, door off to:







EN-SUITE BATHROOM

11'2 x 7' Panelled bath, bidet, pedestal wash basin, shower with drip tray and door, half tiled surround, radiator, shaver point, double glazed window to rear elevation.

GUEST SUITE

15'5 max x 12'2 Double bedroom with double glazed window to the front elevation, radiator.

DRESSING ROOM

7'4 x 7'3 Two double and two single wardrobes, door leads through to:

EN-SUITE SHOWER ROOM

7'3 x 5'6 Bristan Shower with drip tray and door, low level WC, pedestal wash basin, half tiled surround, radiator, window to rear elevation.

BEDROOM THREE

11'9 x 11'5 Double glazed window to the rear, radiator

BEDROOM FOUR

11'5 x 10'9 Double glazed window to the rear, radiator

BEDROOM FIVE

11'5 x 11'10 max Double glazed window to the rear, radiator

FAMILY BATHROOM

10'9 x 7'10 Corner bath with shower attachment, low level WC, bidet, pedestal was hand basin, half tiled surround, Mira Shower with drip tray and screen, shaver point, tiled floor and radiator.

OUTSIDE

Ample off road parking for numerous vehicles, double garage with twin up and over doors, light and power. Side gated access to rear enclosed lawn garden which

extends to two sides of the property, flower and shrub beds, patio area, hedge and fence to boundary. Outside tap and lighting. Open fields to the rear.

LOCAL AUTHORITY

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000.

Council Tax Band G

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.

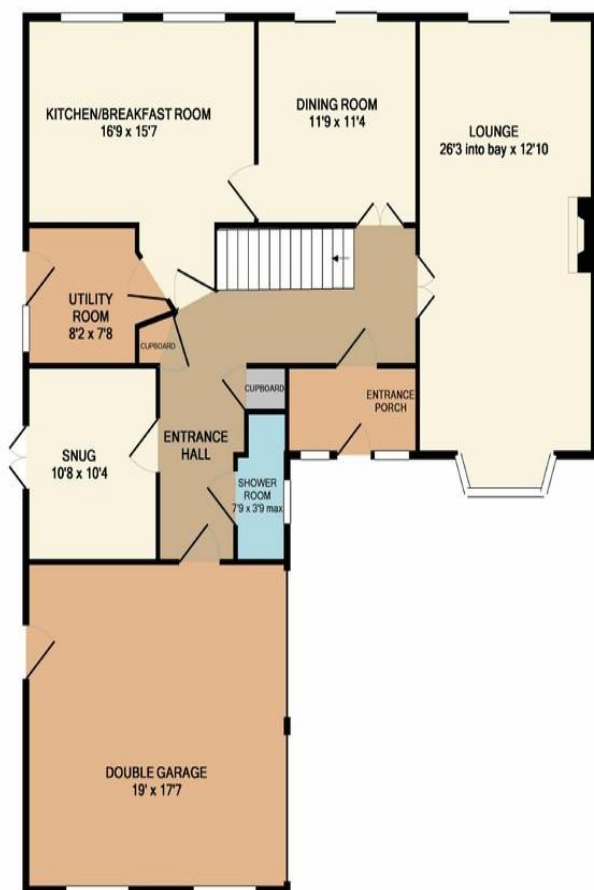
TENURE

Freehold with vacant possession.

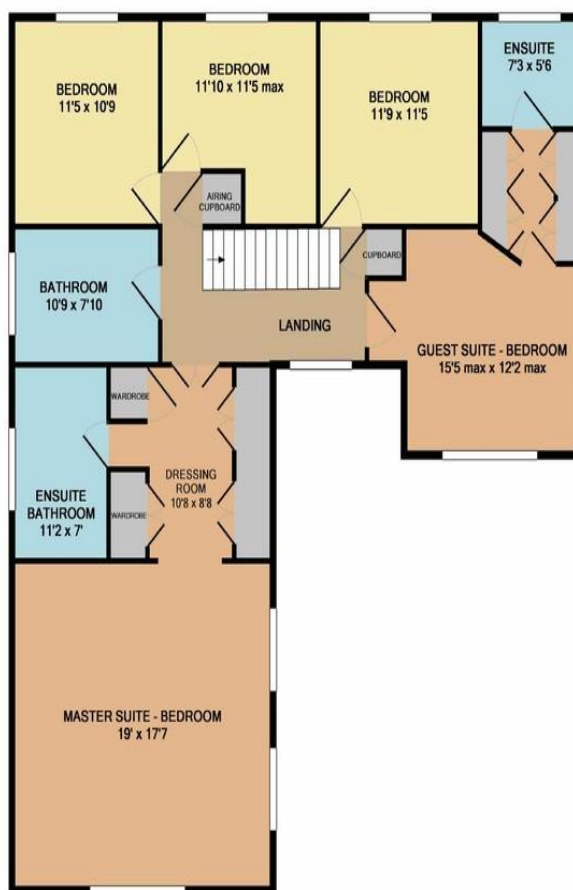
VIEWING

By appointment with the agents office at Southwell on 01636 813971 or email us at sales@amorrison.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 1449 SQ.FT.
(134.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(129.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 2838 SQ.FT. (263.7 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 are 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