

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Poachers Cottage, Chapel Lane  
Farnsfield, NG22 8JP

Offers In Region Of £495,000

• Detached Family Home • Four Reception Rooms • Four Bedrooms • Detached Double Garage





An executive detached family home built by Oak Tree Homes in 1999 situated in a delightful central setting in the village of Farnsfield. This well proportioned property offers accommodation including entrance hall, living room, dining room, study, playroom, kitchen and cloakroom. To the first floor there is a master bedroom with ensuite, three further bedrooms and family bathroom. Outside there is a block paved parking area to the front providing parking for numerous vehicles and a detached double timber garage with mezzanine. The rear garden is mainly laid to lawn and is totally enclosed. An internal inspection is highly recommended.

### LOCATION

Farnsfield is a popular residential village which has its own primary school and is within the catchment area of the Southwell Minster School. The village offers a wealth of amenities including shops, bakery and greengrocers. Mansfield is 9 miles away, Nottingham 13 miles, Newark is 13 miles and from Newark Northgate station there is a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes

### GROUND FLOOR

#### ENTRANCE HALL

14' 3" x 6' 3" (4.34m x 1.91m) hardwood door with glazed panel inset, reclaimed wood flooring, radiator, large understairs cupboard,, Parana pine stairs to first floor

#### CLOAKROOM

5' 6" x 3' 9" (1.68m x 1.14m) reclaimed wood flooring, pedestal wash hand basin with splash tiling, extractor fan, radiator

#### LIVING ROOM

20' 9" x 13' 2" (6.32m x 4.01m) reclaimed wooden floor boards, double glazed doors and double glazed windows to rear, wood burner with brick surround and stone hearth, two radiators

#### DINING AREA

14' 3" x 8' 10" (4.34m x 2.69m) Kloeber bi-fold doors to rear with further Kloeber door to side aspect and double glazed window, two Velux windows, radiator

#### STUDY

10' 8" x 9' (3.25m x 2.74m) double glazed window to side, radiator

#### PLAY ROOM

15' 2" x 11' 8" (4.62m x 3.56m) wall lights, double glazed window to front and side aspect, radiator

#### KITCHEN

14' 3" x 13' 2" (4.34m x 4.01m) having a range of wall and floor mounted units, roll top worksurfaces, inset stainless steel single drainer sink unit with splash tiling, Bosch inset hob with extractor over, Bosch double oven, Rayburn in brick surround, plumbing for dishwasher, tumble dryer and space for fridge/freezer, wall mounted Worcester Bosch boiler (new July 2016), tiled floor.

## FIRST FLOOR

### LANDING

Airing cupboard with shelves and pressurised hot water cylinder (new December 2017), Velux window, access to loft

### MASTER BEDROOM

16max' 0" x 15' 0" (4.88m x 4.57m) double glazed window to front, radiator

### ENSUITE

10' 8" x 5' 8" (3.25m x 1.73m) comprising panelled bath with Mira shower over, pedestal wash hand basin with splash tiling, low level wc, tiled floor, radiator, Velux window to side

### BEDROOM TWO

13' 5max" x 14' 3" (4.09m x 4.34m) double glazed windows to front and rear, two radiators

### BEDROOM THREE

13' 2" x 10' 11" (4.01m x 3.33m) double glazed window and Velux window to rear, radiator

### BEDROOM FOUR

10' 6" x 8' 10" (3.2m x 2.69m) double glazed window to rear, Velux window, radiator

### BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m) comprising panelled bath with Mira shower and side screen, pedestal wash hand basin with splash tiling, low level wc, tiled floor, radiator, Velux window

## OUTSIDE

The property is situated in an elevated position set back from the road and block paved for numerous vehicles with a timber detached double garage which has a brick base and mezzanine. Gated side access leads to a private and totally enclosed rear lawned garden with slab patio area, mature flower and shrub borders, wisteria, Amdega summer house with timber floor sitting on concrete plinth, external lighting

## LOCAL AUTHORITY

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

## 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

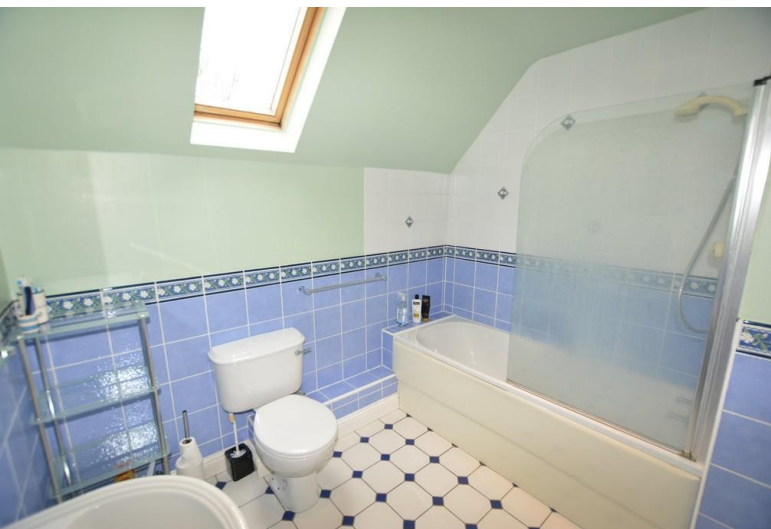
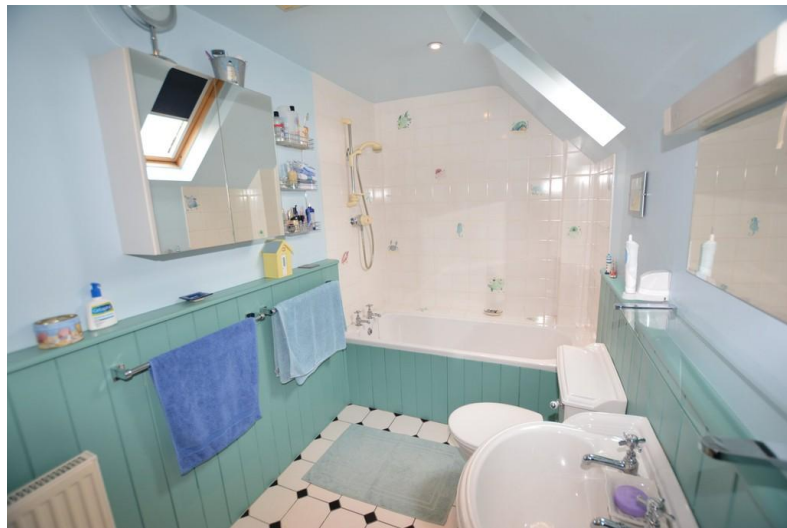
Freehold with vacant possession.

## VIEWING

By appointment with the agents office.











GROUND FLOOR  
APPROX. FLOOR  
AREA 1013 SQ.FT.  
(94.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 888 SQ.FT.  
(82.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1901 SQ.FT. (176.6 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 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