



2 BRAMLEY CLOSE, EAST MARKHAM
£550,000

BROWN & CO

2 BRAMLEY CLOSE, EAST MARKHAM, NEWARK, NOTTINGHAMSHIRE, NG22

DESCRIPTION

Stunning new home under construction by P M Wagstaff Ltd, delivering high calibre living space with wrap around gardens including west facing view over directly adjoining edge of village countryside in the highly regarded village of East Markham.

Constructed with Build-Zone 10 year warranty, this new home has a quality specification including beautiful open dining kitchen with comprehensive units, quality appliance package, quartz worktops, log burner to lounge, beautifully appointed bathrooms, environmentally friendly and efficient air source heating etc.

Accommodation commences with a fine entrance hall from which a quarter turn staircase ascend to first floor. A cloakroom with wc is provided. The principle reception room of lounge is dual aspect featuring double doors to the rear patio and grounds beyond. A separate family room is versatile for family relaxation or perhaps formal dining. The dining kitchen is beautifully appointed including quality appliance package and has views over the rear garden and an external door to the side. A utility room completes the ground floor.

Sleeping space radiates around the central galleries landing. The master bedroom has a beautifully appointed en suite shower room. Three further well proportioned bedrooms are provided together with a beautiful house bathroom.

To the outside the property features an attractive block paved driveway, providing off road parking but also terminating at the attached double garage. The principle garden lies to the rear with wonderful westerly aspect over adjoining edge of village countryside. The patio is accessible from the lounge.

LOCATION

Bramley Close is situated just off Beckland Hill within the highly regarded village of East Markham. The village retains several amenities, has an active local community with several clubs and

societies run via the village hall, recreation ground and a public house too. The village primary school is very popular feeding the much sought after nearby Tuxford Academy.

The A57 bypasses the village meaning it is well placed for accessing the areas excellent transport network. The A57 intersects the A1 at nearby Markham Moor making it ideal for commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave the A1 at Markham Moor taking the A57 signposted East Markham and Lincoln. Turn right to enter the village passing the primary school on the left. Proceed straight on at the crossroads onto Farm Lane, down the hill and this becomes Beckland Hill. At the bottom turn right onto Bramley Close.

ACCOMMODATION

Canopied entrance door to

ENTRANCE HALL with elegant quarter turn staircase to first floor, spindled balustrade, useful under stairs storage cupboard.

CLOAKROOM with wc and basin.

LOUNGE 20'5" x 14'2" (6.22m x 4.30m) measured to rear of chimney breast with log burner. Flooded with natural light having direct garden access via double doors to patio and rear grounds.



FAMILY ROOM 13'3" x 13'0" (4.04m x 3.95m) maximum dimensions into splayed bay to front, highly versatile for family relaxation, formal dining etc.



DINING KITCHEN 23'6" x 13'0" (7.18m x 3.95m) measured into splayed bay window to front, beautifully appointed with comprehensive range of "pale blue" contemporary shaker style units to wall and floor level, base cupboard surmounted by polished solid granite working surfaces. An array of integrated appliances, rear aspect window, downlighters, ample dining space, external door.



UTILITY ROOM 8'0" x 7'3" (2.45m x 2.21m) complementing pale blue units, sink unit, solid granite working surface, coordinating larder cupboard, plant cupboard, external door to side.

FIRST FLOOR

GALLERIED LANDING spindled balustrade around stairwell, natural light via front aspect window, access hatch to roof void.

MASTER BEDROOM 14'6" to 20'3" x 13'0" (4.42m to 6.16m x 3.95m) front aspect window.



EN SUITE SHOWER ROOM beautifully appointed with white suite of quadrant showering enclosure, contemporary tiling, range of vanity units hosting basin and concealing cistern to wc. Further tiled splashbacks and flooring to coordinate, radiator.

BEDROOM TWO 13'0" x 11'0" (3.95m x 3.35m) rear aspect window, radiator.

BEDROOM THREE 13'0" x 10'5" (3.95m x 3.17m) front aspect window, radiator.

BEDROOM FOUR 13'10" x 11'0" (4.21m x 3.35m) average dimensions, rear aspect window, radiator.

HOUSE BATHROOM luxuriously appointed with white suite of panelled bath, shower over, range of vanity units hosting basin and concealing cistern to wc. Contemporary tiling around fittings and to floor, radiator.



OUTSIDE

To be completed with attractive block paved driveway delivering ample off road parking sweeping around the side of the property to the **ATTACHED DOUBLE GARAGE 21'4" x 17'9" (6.50m x 5.40m)** with electrically operated up and over door, light, power and personal door.

The principle garden lies to the rear with a wonderful westerly aspect over adjoining edge of village countryside. A patio is provided directly accessible from the lounge.

AGENTS NOTE: Interested parties are expressly requested to note these particulars were prepared during the course of construction. The developer reserves the right to amend layout, design, specification etc. without notice. Interested parties are expressly requested to check all such matters on site before entering a legal commitment to purchase.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band TBA.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

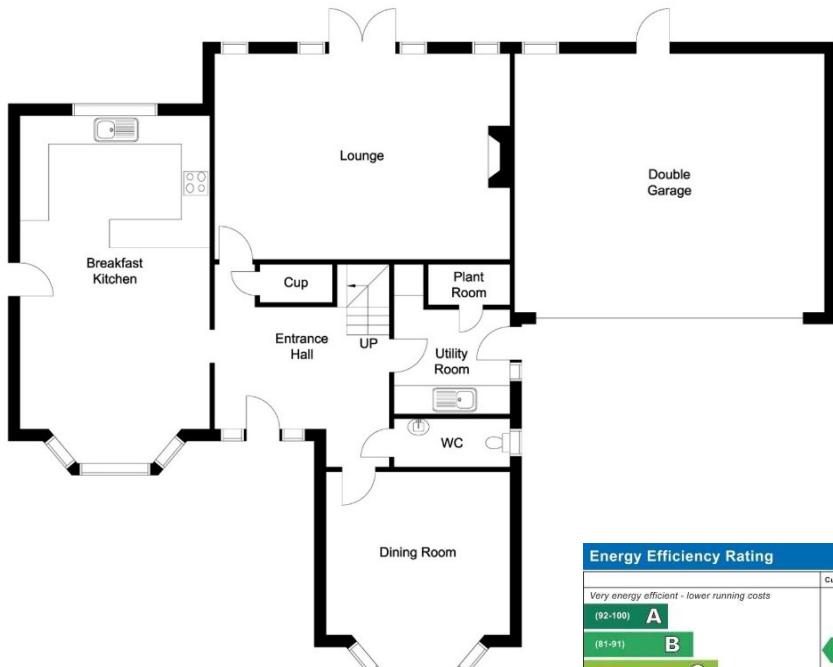
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.
Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

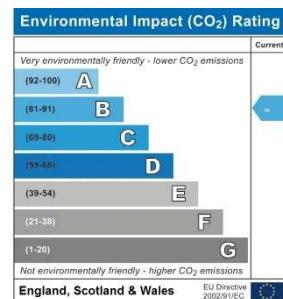
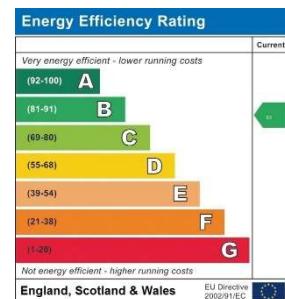
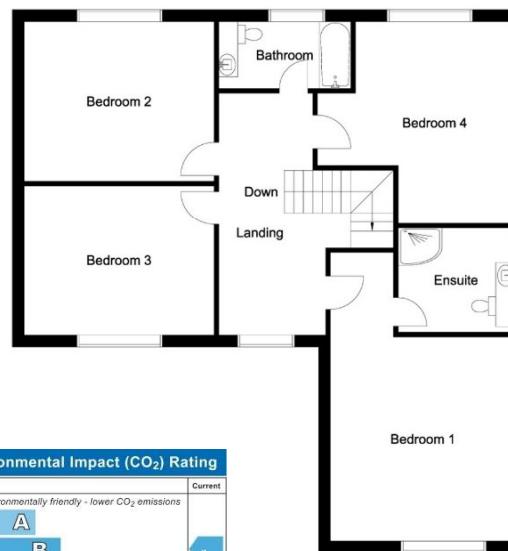
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in July 2022.

Ground Floor



First Floor



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