



3 BRAMLEY CLOSE, EAST MARKHAM  
£625,000

**BROWN & CO**

## 3 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 plan 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 wonderful reception hall having a quarter turn staircase to first floor and cloakroom with wc to one side. The lounge is dual aspect including direct garden access via bifold doors and featuring log burner. A home office is provided and the dining kitchen is generously proportioned, beautifully appointed and also has direct garden access via bifold doors. A utility room completes the ground floor.

At first floor level the sleeping space radiates around the central galleried landing, both the master bedroom and guest bedroom have en suites. The two further bedrooms are well balanced in size and the house bathroom complements.

Externally the property is set back from Beckland Hill on exclusive Bramley Close hosting just three properties. There is a substantial block paved driveway terminating at a sizeable integral double garage. The gardens are in a wraparound style benefiting from the aforementioned westerly views.

### 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 opens to

**RECEPTION HALL** quarter turn staircase with spindled balustrade ascending to galleried landing over, useful under stairs storage cupboard, large, tiled flooring.

**CLOAKROOM** generous, with wc and basin.

**LOUNGE 23'6" x 13'0" (7.17m x 3.95m)** measured into square bay to front elevation and rear of chimney breast with log burner. Bifold doors give garden access to generous patio and rear grounds.



**DINING KITCHEN 27'4" x 13'3" (8.35m x 4.03m)** 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, bifold doors opening to rear patio and grounds.



**STUDY 10'5" x 6'9" (3.19m x 2.10m)** side aspect window.

**UTILITY ROOM 8'8" x 7'4" (2.64m x 2.25m)** complementing pale blue units, sink unit, solid granite working surface, coordinating larder cupboard, external door to side.



## FIRST FLOOR

**GALLERIED LANDING** spindled balustrade over stairwell, front aspect window, access hatch to roof void.

**MASTER BEDROOM 18'4" x 12'8" to 14'8" (5.58m x 3.85m to 4.46m)** attractive design with vaulted ceiling and walk in dormer windows overlooking front grounds, radiators. Off to



**EN SUITE BATHROOM 12'8" x 9'10" (3.85 x 2.99)** generously proportioned and beautifully appointed with tiled showering enclosure, free standing double ended contemporary slipper bath. Vanity units, basin, wc, tiled flooring, downlighters, radiator.

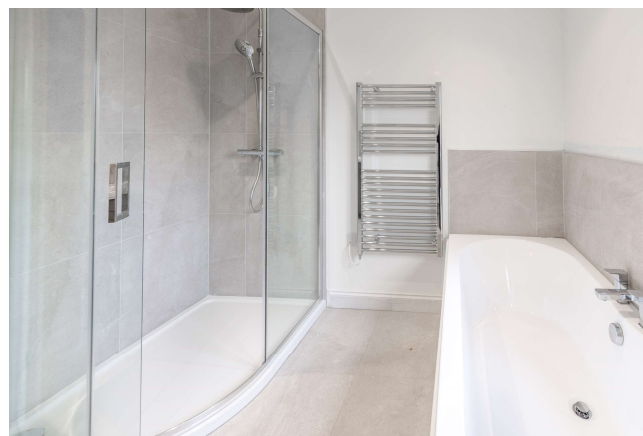
**BEDROOM TWO 16'2" x 13'0" (4.93m x 3.95m)** front aspect window, radiator. Off to

**EN SUITE SHOWER ROOM** generous tiled showering enclosure, vanity units with low suite wc, wash hand basin, tiled flooring to coordinate, radiator.

**BEDROOM THREE 14'0" x 13'8" (4.26m x 4.17m)** rear aspect window, radiator.

**BEDROOM FOUR 13'0" x 11'9" (3.95m x 3.57m)** 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

Substantial block paved driveway sweeps towards the front elevation delivering ample parking, maneuvering and terminating at the **INTEGRAL DOUBLE GARAGE 21'0" x 20'8" (6.40m x 6.30m)** overall dimensions including plant room. Electrically operated up and over door, light and power.

The gardens are in a wraparound style with patio, circulation pathways and fine westerly views over edge of village countryside.

**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.

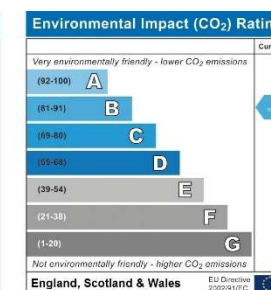
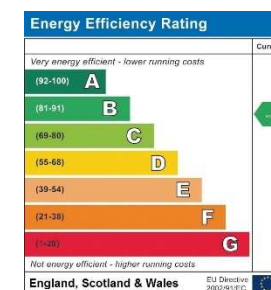
**Viewing:** Please contact the Retford office on 01777 709112.

**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.

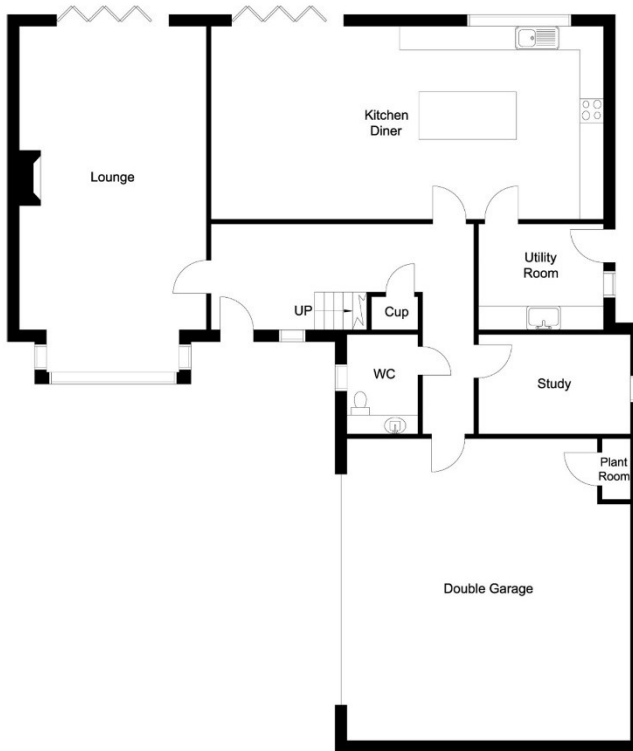
**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

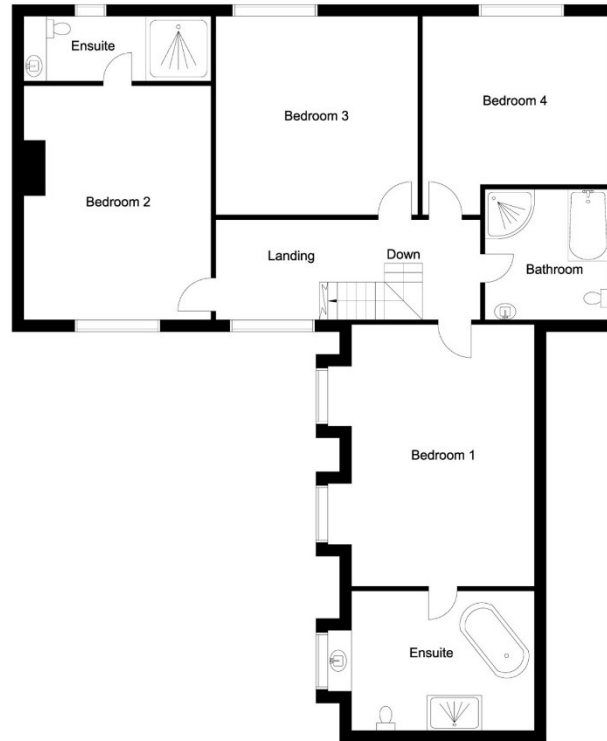
These particulars were prepared in July 2022.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2022

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