



## WILLOW NOOK

1 PRIORY GARDENS THURGARTON NOTTINGHAMSHIRE NG14 7HQ

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## WILLOW NOOK

An immediately appealing, recently completed three-bedroom detached house of a traditional design forming part of a small private drive enclave close to centre of Thurgarton, this popular and highly regarded Trent Valley Conservation village.

The property is presented to a particularly high standard and considered to be immaculate throughout; internal inspection is highly recommended.

The property offers the essence of comfortable 21st century living, having been designed with a well-considered open plan design to the ground floor; should interested parties prefer a separate sitting room to the main kitchen/dining areas, a subdivision of the open plan could be achieved.

## THURGARTON

Thurgarton is a highly regarded village settlement located in the Trent Valley midway between Southwell and Lowdham and between the main regional centres of Nottingham and Newark on Trent.

The village offers many of the essentials of 'village life' – a picturesque cricket pitch within the grounds of Thurgarton Priory, St Peters Church, excellent local walks and a public house and dining destination, The Red Lion. There is a direct road-rail access along the Trent Valley into Nottingham centre and bus collection points for the Nottingham High Schools.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The village is served by highly regarded junior schooling in the neighbouring village of Bleasby.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina. From Newark there is direct access to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

### Fast London Main Line Rail Service

London commuters will be attracted to the convenient direct rail service from Newark Northgate Station into London Kings Cross in a scheduled journey time of 80/85 minutes.

### SCHEDULE OF DISTANCES

Southwell	4 miles	Bingham	7 miles
Nottingham	12 miles	Newark	16 miles
Grantham	23 miles	Leicester	32 miles
East Midlands International Airport	28 miles		

**PRICE GUIDE: £475,000**



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES



## GROUND FLOOR

### Entrance Hall

Traditional boarded front entrance doorway.

Staircase winding to first floor landing with oak detailing - useful understairs storage capacity.

### Cloakroom/WC

High grade contemporary suite comprising a washstand and fitted low flush wc. Alarm panel control location. Striking porcelain floor tiled finish with floral detailing.

The open plan ground floor living space/s are described as follows:

### Main Kitchen Area

6.90m x 3.85m (22'6" x 12'6")

Having a striking contemporary Shaker design kitchen installation with a good range of base and wall cabinets in a wood grain pastel tone finish with soft close hinges complemented by polished chrome furniture fitted to three walls and complemented by marble effect countertops. Fitted Belfast sink unit. Chrome mixer tap. Integrated appliances comprising an Indesit dishwasher, Zanussi integrated washer/dryer, a full height fridge freezer (70/30 split) and a Neff five ring gas hob with Bosch double oven/grill beneath and extraction canopy above. Striking pastel grey brick tile splashback tiling in a gloss finish. Enclosed boiler cupboard housing a Baxi combination boiler serving domestic hot water and central heating which circulates underfloor at ground floor level and to radiators at first floor level, creating a comfortable and ambient living environment.

A silvered wood grain effect floor finish has been laid through the ground floor and connects the distinct living spaces.

### Dining/Breakfast Area

Sealed unit double glazed window to rear. Wide square opening (easily subdivided) connecting to:

### Sitting Room

4.75m x 4.05m (15'6" x 13'3")

Having a cast iron wood burning stove set to a marble hearth with tiled inlay. Sealed unit double glazed French doors to rear garden.



## FIRST FLOOR

### Central Landing

Alighted from a winding traditional balustraded staircase with polished oak detailing. Sealed unit double glazed window to front aspect. Enclosed airing cupboard – affording capacity for useful general-purpose storage.

### Primary Bedroom Suite

#### Double Bedroom

3.60m x 3.10m (11'9" x 10'3")  
*maximum dimensions*

Sealed unit double glazed window to front aspect. A pleasant double bedroom on the eastern elevation of the house with a leafy aspect.

#### Luxury En Suite Shower Room

Having a large corner shower with thermostatically controlled chrome overhead rain shower and separate hand shower installation; curved glass enclosure. Fitted contemporary washstand incorporating a rectangular wash basin with tiled splashback and a chrome mixer tap and double storage cabinet beneath. Low flush wc. Chrome ladder towel rail. Striking porcelain stone tiled flooring.

### Rear Bedroom Two/Study/Dressing Room

2.80m x 2.70m (9'3" x 8'9")

A generous second bedroom with a range of full room width built in wardrobes. Sealed unit double glazed window to westerly rear garden aspect.

### Bedroom Three

2.90m x 3.35m (9'6" x 11'0")

Another pleasant double bedroom having a sealed unit double glazed window to the westerly rear garden aspect.

### Luxury House Bathroom

A stylish contemporary bathroom having a white suite comprising a freestanding bath with pedestal chrome mixer tap and hand shower, corner shower with overhead rain shower and separate hand shower installation, and a curved glass enclosure. Fitted contemporary washstand with storage cabinet beneath, tiled splashback and a chrome mixer tap. Low flush wc. Porcelain stone floor tiling and contrasting grey brick wall tiling in a gloss finish.





## WELL MAINTAINED GARDEN AND ATTACHED GARAGE

Willow Nook fronts a private road, accessed directly from Southwell Road which runs through Thurgarton village. A block paved forecourt drive provides parking for up to three cars and access to an attached single car garage. The garage has an up and over access door and light and power facility.

Flagstone side pedestrian pathway connecting to rear garden.

The rear garden has been landscaped and is presented to a high standard featuring a flagstone terrace with a main westerly aspect, immaculate level lawn and carefully managed stocked borders and hedgerow screening.

### Agents Note

Although the property is situated adjacent to the Red Lion at Thurgarton, the sellers have ensured a good degree of privacy is enjoyed. The Red Lion at Thurgarton is considered to be first class country pub and has a reputation for offering good quality table service dining.

### 10 Year Structural Warranty

The property benefits from an unexpired 'Protek' 10-year structural warranty, commencing on 01/11/2022.



## GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

### SERVICES

All main services are available. Conventional gas fired central heating circulating both underfloor at ground level and to radiators at first floor level. High grade sealed unit double glazing. Security alarm system.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### Available Broadband

Standard 11 Mbps

Superfast 80 Mbps

### Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - X EE - ✓ Three - ✓

✓ = Likely X = Poor

### LOCAL AUTHORITY

*Council Tax Band D*

Newark & Sherwood District Council

Castle House

Great North Road

Newark on Trent

Nottinghamshire

NG24 1BY

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Tel: 01636 650 000

### VIEWING ARRANGEMENTS

If you are interested in Willow Nook and would like to arrange a viewing, please contact us on 01636 815544

[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

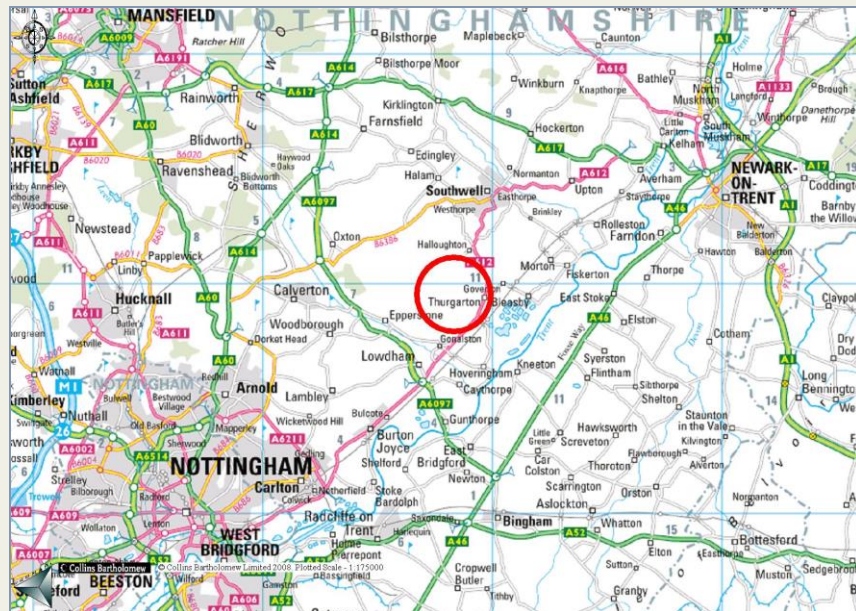




# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



## ENERGY PERFORMANCE CERTIFICATE RATINGS

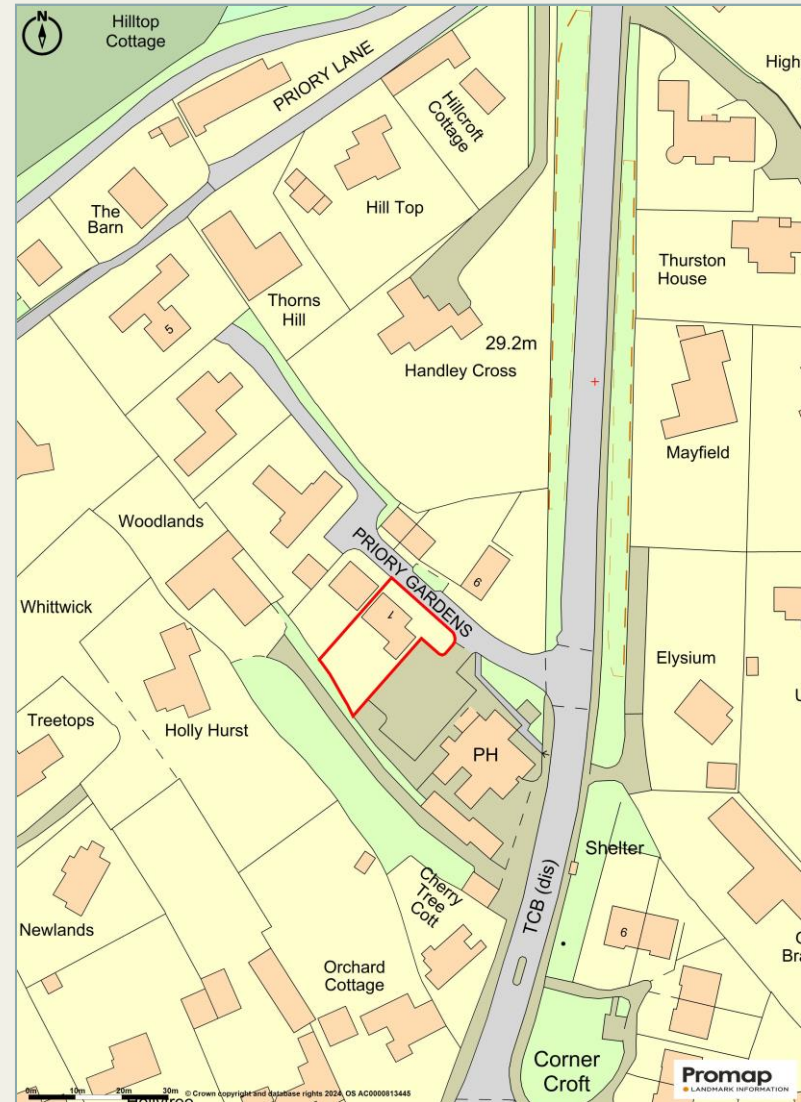
A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0998-0048-5391-1862-2200

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874



SMITH & PARTNERS  
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL  
NOTTINGHAMSHIRE NG25 0HE

**01636 815544**

[sales@smithandpartners.co.uk](mailto:sales@smithandpartners.co.uk)



[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

