



# Immaculate four bedroom family home

**5 The Close, Upton, Newark, Nottinghamshire**

Freehold



## Location

Upton is a very well regarded traditional village in the Minster School catchment area (2019), set between Southwell approx. 3 miles away and Newark approx. 7 miles away. Both Southwell and Newark benefit a wide array of amenities including retail and leisure facilities. The A1 approx. 6 miles away and the A46 also approx. 6 miles away provide access across the region and beyond, in addition to the rail connections from Newark Northgate to London Kings Cross in approx. 72 minutes and into Nottingham in approx. 39 minutes.

## Description

Entry to the front aspect leads into an entrance hall with floor to ceiling glazing, a WC and large understairs storage off. There is a pleasant dual aspect sitting room spanning the full depth of the property with views over the front and rear gardens and features a cast iron gas fire with timber

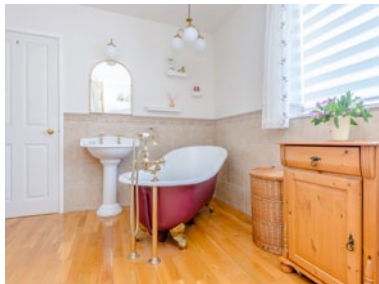
surround and mantle. The dining room is positioned to the rear of the property and is partly open plan to the sitting room, which also has access off the entrance hall. This is a well-proportioned room with laminate floor and French doors out to the rear garden

Adjacent to the dining room and also positioned to the rear of the property is the kitchen which incorporates a range of solid wood units with slate work surfaces which was hand made by local craftsmen. The kitchen is fitted with inset stainless steel sink, a range style oven with a five burner gas hob and extractor above and provides access out to the rear garden.

An internal lobby, accessible both from the kitchen and via the front aspect, leads to a third reception room, a utility room with space and plumbing for additional appliances and a cloak/boot room.

This area is currently used as a family room, however, could lend itself to being used as an annexe if required.





Stairs ascend from the entrance hall to the spacious, bright first floor landing, off which sit four bedrooms and a family bathroom. A single bedroom sits to the front of the property which is currently being used as a study, whilst the three remaining bedrooms all enjoy open countryside views to the rear. Bedroom 2 enjoys an en suite shower room with an enclosed shower cubicle, low level WC and pedestal wash hand basin, whilst the generous master bedroom holds a full wall of fitted wardrobes and sits adjacent to the family bathroom.

The attractive five piece family bathroom suite is positioned to the front of the property, adjacent to the master bedroom and is fitted with a cast iron roll-top freestanding bath, a low level WC, a bidet, a corner shower enclosure and a pedestal wash hand basin.

## Outside

A gravelled drive to the front aspect provides off-street parking for multiple vehicles, in addition to the single garage which benefits from internal power, lighting and a work bench. The delightful, south facing rear garden is predominantly laid to lawn with well stocked planted beds, a full width flagstone patio accessible off the dining room and the kitchen and enjoys superb, unobstructed countryside views.

## General Information

### Tenure

Freehold

### Services

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

### Viewing

Strictly by appointment with Savills.

**The Close, Newark**

**Main House gross internal area** 1,621 sq ft / 151 sq m

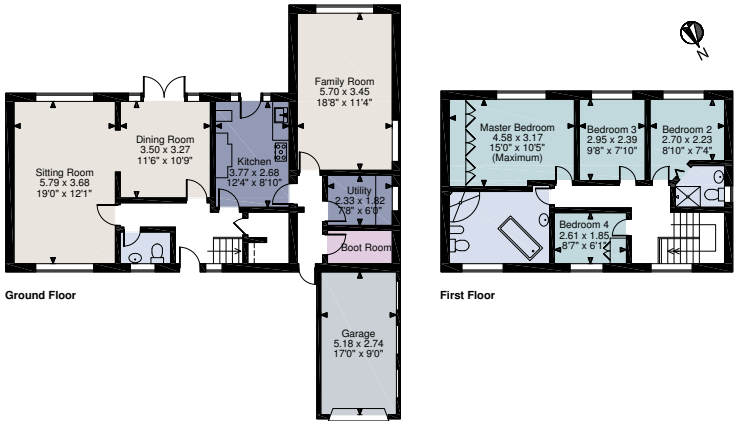
**Garage gross internal area** 153 sq ft / 14 sq m

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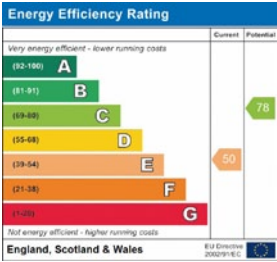
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