



Priory Park | | Thurgarton | NG14 7HE

Offers Over £499,950



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VILLAGE & COUNTRY HOMES



# Priory Park | Thurgarton | NG14 7HE Offers Over £499,950

Unexpectedly re-available. A rare opportunity to acquire a 5 bedroom, 3 reception room detached 1960s built family home situated in a prime position within this highly sought after rural village, close to the historic minster town of Southwell and local commuter railway station to Nottingham and Newark. The property offers great potential to improve and add value and is located on a beautiful landscaped plot with an impressive driveway approach and south facing views across fields to the rear. The accommodation is both spacious and adaptable and includes a useful ground floor bedroom with recently re-fitted en suite shower room. Our vendor clients have also supplied plans for a new entrance porch/hallway with cloakroom plus single storey rear extension and double garage - further details are available on request. No onward chain.

- 5 bedroom detached family home in prime residential location
- Provides great potential to improve, extend (subject to planning consent) and add value
- Quiet village location with easy access to Southwell and catchment for the Minster school
- No onward chain
- Beautiful landscaped plot with long driveway approach and views across fields to the rear
- Garage and driveway parking for 4-5 cars.
- Competitive price guide

**Entrance Hall:**  
6'11" x 13'3" (2.13 x 4.04)

**Cloakroom/WC:**  
4'9" x 5'2" (1.47 x 1.6)

**Lounge:**  
19'9" x 12'11" (6.02 x 3.94)

**Dining Room:**  
12'4" x 9'10" (3.78 x 3.0)

**Kitchen:**  
13'1" x 8'11" (4.01 x 2.72)

**Store:**  
6'3" x 5'6" (1.91 x 1.68)

**Side Passageway:**  
12'0" x 4'0" (3.66 x 1.22)

**Garden Room:**  
9'1" x 12'4" (2.79 x 3.78)

**Utility Room:**  
10'7" x 8'2" (3.23 x 2.49)

**Ground Floor Bedroom 5:**  
15'10" x 11'8" (4.83 x 3.58)

**En Suite Shower Room:**  
3'4" x 7'8" (1.04 x 2.34)

**Separate WC:**  
3'6" x 3'8" (1.09 x 1.12)

**First Floor Landing:**  
9'4" x 19'1" (2.87 x 5.82)

**Bedroom 1:**  
10'0" x 15'10" (3.05 x 4.85)

**Bedroom 2:**  
9'8" x 12'11" (2.97 x 3.96)

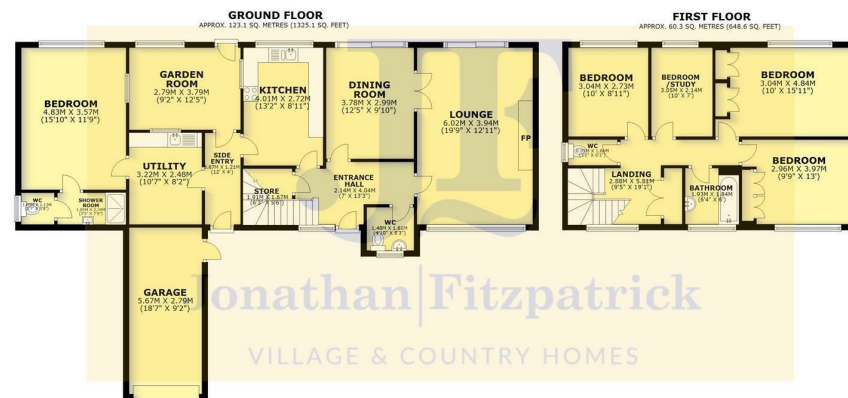
**Bedroom 3:**  
10'0" x 8'11" (3.05 x 2.72)

**Bedroom 4:**  
10'0" x 6'11" (3.05 x 2.13)

**Family Bathroom:**  
6'3" x 6'0" (1.93 x 1.83)

**Separate WC:**  
3'1" x 6'0" (0.94 x 1.85)

**Attached Garage:**  
18'6" x 9'1" (5.66 x 2.79)



TOTAL AREA: APPROX. 183.4 SQ. METRES (1973.7 SQ. FEET)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 51                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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