



**Church House Aveland Way, Aslackby NG34 0HG**

**£575,000**



\*\*\* OFFERS ARE INVITED IN EXCESS OF £575,000 FOR THIS SUPERBLY APPOINTED FAMILY HOME \*\*\* This individually designed detached home is situated in an idyllic village location. A truly striking property occupies a good sized corner plot and offers both generous and flexible accommodation including sitting room with feature woodburning stove, 26' long kitchen with snug area again with woodburning stove. A utility area leads to a downstairs cloakroom. A good sized study with dual aspect windows enjoys views of the village's Parish church to the front. To the first floor are four double bedrooms, the principal has an ensuite bathroom and the second bedroom has an ensuite shower room. Outside there is an extensive gravelled driveway and garden extending to the rear which have a southerly aspect. Viewing recommended. EPC energy rating B.



AGENTS NOTE

Superbly appointed and individually designed family home situated in an idyllic village location overlooking the village's Grade I listed Anglican church. This striking individual family residence is nestled in the heart of the village of Aslackby occupying a corner plot and enjoying views of St James' church. The quality of the finish can be seen as you enter the entrance hall with its Tavertine tiled floor and impressive oak staircase leading to the first floor. Oak doors lead to the downstairs accommodation which comprises living room with feature oak ceiling beams. A very impressive 26' long kitchen and snug with feature woodburning stove provides the hub of the house with French doors opening out onto the rear garden with its southerly aspect. The study also has oak flooring and dual aspect windows. There is also a utility area and downstairs cloakroom. As you ascend to the first floor you are greeted by a fantastic landing with Oriel window offering elevated views of the rear garden. The L-shaped principal bedroom enjoys views of the church to the front and gardens to the rear and has a four piece ensuite bathroom. The second bedroom also enjoys views of the church and is serviced by an ensuite shower room. There are two further double bedrooms and a family shower room. The properties have been finished to a high standard and detailing such as low profile switches and sockets and contemporary column radiators throughout.

RECEPTION HALLWAY

Tavertine tiled floor, traditional style column radiator, thermostat control for heating, solid oak staircase to the first floor with understairs storage area.

LOUNGE

18' 9" x 16' 3" (5.71m x 4.95m) (approx.) Oak floor, feature Parkray multifuel burner with brick hearth and fitted storage cupboards within the chimney breast recess to each side featuring soft close doors. TV point, telephone point traditional style column radiator, multi paned double glazed window to front aspect, multi paned French doors with matching side windows to garden, feature oak beams to ceiling.

STUDY

12' 9" x 12' 7" (3.89m x 3.84m) (approx.) Oak floor, traditional style column radiator, multi paned double glazed windows to front and side aspect. Four downlights with brushed effect bezels.

KITCHEN/FAMILY AREA

26' 6" x 17' 2" (8.08m x 5.23m) (approx.) Rustic tiled floor. Fitted base unit cupboards and drawers below woodblock worktops with soft doors and drawers. One and quarter ceramic sink with swan neck mixer tap, peninsular bar with fitted Bosch four zone venting induction hob, pop up electrical sockets, integrated fridge freezer. Built in Bosch oven. Feature Parkray multifuel burner with brick hearth. Two multi paned French doors to garden, door to parking area, multi panel double glazed windows to each side aspect. Feature oak beam ceiling, traditional style column radiators and downlights with brushed effect bezels.

UTILITY AREA

Base units with fitted work surface. Space and plumbing for washing machine. Rustic tiled floor and door to:

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to rear aspect.

LANDING

Stairs from ground floor. Oak floor, traditional style column radiator. Multi paned double glazed window to front, loft access, built in airing cupboard and feature Oriel window overlooking the rear garden.

BEDROOM ONE

19' 7" x 16' 3" (max) (5.97m x 4.95m) (approx.) L-shaped with multi paned double glazed windows to front and rear aspects. TV point, telephone point and traditional style column radiator.

ENSUITE

Fitted with a four piece Heritage suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, low threshold double shower cubicle with thermostatic shower with adjustable shower head. Multi paned double glazed window to rear, extractor fan, downlights with brushed effect bezels. Dual fuel chrome towel radiator.

BEDROOM TWO

12' 9" x 12' 7" (3.89m x 3.84m) (approx.) Multi paned double glazed windows to front and side aspects. Traditional style column radiator and TV point.

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wall mounted wash hand basin with chrome trap, tiled shower enclosure with thermostatic shower with adjustable shower head. Dual fuel chrome towel radiator. Downlights with brushed effect bezels.

BEDROOM THREE

10' 5" x 8' 5" (3.17m x 2.57m) (approx.) Multi paned double glazed window to side, TV point and traditional style column radiator.

BEDROOM FOUR

17' 2" x 9' 1" (5.23m x 2.77m) (approx.) Multi paned double glazed windows to each side and rear. TV point, traditional style column radiator.

FAMILY SHOWER ROOM

Fitted with a Heritage suite comprising low level WC, pedestal wash hand basin, tiled low threshold double shower cubicle. Duel fuel chrome towel radiator, multi paned double glazed window to side. Downlights with brushed effect bezels.

OUTSIDE

Outside the property occupies an elevated plot which is enclosed by established hedge. The garden extends to the front, side and rear with an extensive gravel driveway providing private parking for several vehicles. The good size rear garden will be partly enclosed by hazel weave hurdles. There is also a paved patio area coming off the living room and kitchen/family room.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

