



Eldon Street, Tuxford Newark NG22 0LH

welcome to

Eldon Street, Tuxford Newark

A striking and stylish detached residence offering approx 2000 sq feet of living accommodation along with incredible gardens incorporating an insulated home gym, office and an exceptional two storey timber built bar with optics. Extended and finished to an exacting standard throughout.



Entrance Hall

8' 5" plus recess x 12' 4" (2.57m plus recess x 3.76m)
A spacious and commanding open entrance hall with storage and meat cellar below, mosaic tiled flooring and central heating radiator.

Sitting Room

9' 10" x 11' 11" (3.00m x 3.63m)
Half paneling to the walls, electric stove inset into chimney breast, double glazed window with shutters and traditional central heating radiator.

Living Room

25' 3" x 11' 5" (7.70m x 3.48m)
Contemporary driftwood fire, illuminated coving to the ceiling and integrated projector with drop down screen. Two large double glazed windows with integrated shutters, contemporary central heating radiator, double glazed door and double doors leading to the sitting room.

Dining Room

18' 3" x 11' 11" (5.56m x 3.63m)
Neutral decor with paneling to one wall, reclaimed fireplace with multi fuel stove inset and flag stone flooring. Two cast iron reclaimed central heating radiators and double glazed window.

Breakfast Kitchen

18' 11" x 11' 11" (5.77m x 3.63m)
Beautifully light and airy room with vaulted ceiling fitted with a range of bespoke wall and base units and breakfast bar with oak work tops, glass fitted display units and illuminated cabinets. Integrated appliances including range cooker, fridge, freezer, dish washer and wine cooler. Traditional central heating radiator, double glazed vellux style windows and double glazed patio doors opening out onto paved patio area.

Utility Room

6' 6" x 4' 11" (1.98m x 1.50m)
Fitted with a range of traditional units, complementary work tops with Belfast sink inset. Space for washing machine and dryer with heated towel rail.

Cloakroom

Fitted with wc, wash hand basin, double glazed window and flag stone flooring.

Landing

Staircase leading to the landing with 1/2 paneling to the walls and traditional central heating radiator.

Master Suite

24' 5" inc en suite and dressing room x 14' max (7.44m inc en suite and dressing room x 4.27m max)
Beautiful master suite including dressing room and en suite with built in wardrobes, loft eaves and traditional central heating radiator.

En Suite

Fitted with wc, wash hand basin above bespoke unit and shower cubicle. 1/2 wood paneling to the walls and tiled flooring.

Bedroom Two

10' 9" to rear of wardrobe x 11' 6" (3.28m to rear of wardrobe x 3.51m)
Further good sized double room with fitted shelving, fitted wardrobes and double glazed window with integrated shutters.

Bedroom Three

13' 3" x 12' 2" (4.04m x 3.71m)
Bright and airy bedroom with vaulted beamed ceiling with original fireplace, traditional central heating radiator and double glazed window with integrated shutters.

Bedroom Four

12' 1" x 8' 7" max (3.68m x 2.62m max)
Fitted wardrobes, fitted storage, beamed ceiling and double glazed window with integrated shutters.

Bathroom

8' 10" x 8' 1" (2.69m x 2.46m)
Fitted with wc, wash hand basin with unit below, traditional double ended bath tub and shower cubicle. Aquaboard ceiling, mosaic tiled flooring, blue tooth illuminated mirror and double glazed window.

Timber Bar

14' 1" x 19' 3" (4.29m x 5.87m)
Contemporary constructed bar with open bar area to the front and side with integrated optics and rear shuttered off. Indoor timber bar area.

Gym Area

12' 6" x 10' 7" (3.81m x 3.23m)
Insulated with double glazed patio doors.

Office Area

12' 10" x 8' 3" (3.91m x 2.51m)
neutral decor with stone flooring, central heating radiator and double glazed window. Kitchenette area with sink and drainer.

Wc

Fitted with a w.c and wash hand basin off the office.

Exterior

To the front of this property is a tiered, walled lawned garden with mature planted borders. To the rear are superb generous Lovely landscaped tiered rear gardens with allotment wild area, astro turf around the bar, raised beds and paved patio areas. There is also a paved terrace, Ideal entertaining paved patio area with aluminium pergola and integrated shutters.

Parking And Driveway

Electric gated resin driveway with parking for several cars leading to double garage,

Double Garage

19' x 14' 5" (5.79m x 4.39m)
Power, light, electric roller door, side courtesy door and insulated pitched and tiled roof.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Eldon Street, Tuxford Newark

- Exceptional four double bedroom detached family property
- Three reception rooms with breakfast kitchen and utility area
- Beautiful master-suite with dressing room and en suite
- Superb and extensive gardens with an impressive timber bar
- Separate gym and office area ideal for home working

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£625,000

Awaiting Photograph



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD106799 - 0013

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