



Whitwick | Priory Road | Thurgarton | NG14 7GW

£625,000

FENTON JONES



## Key features

- Fantastic opportunity to create your ideal home
- Beautiful plot with wonderful views
- Tucked away but in the heart of the village
- Private south facing garden
- Generous footprint at over 220 sqm/ 2375 sft
- Space to extend subject to planning
- Easy walk to popular local pub and cricket ground
- Minster school catchment
- No chain

## Description

From the outside, you might take this home for a modest bungalow, quiet and unassuming, but step inside and the house reveals a completely different story. Built in the 1960s and cherished by the same owner since the 70's, it unfolds into a home of impressive proportions, where spacious rooms speak to decades of care and thoughtful living. Extending to over 220 square metres, this is a home with a surprisingly generous footprint.

The plot here is something truly special. Tucked away in the heart of Thurgarton village yet feeling wonderfully private and unseen, the house is surrounded by trees and approached via a private road; a tranquil setting. Gardens stretch to both the front and rear, offering space to breathe and enjoy the changing seasons.

Inside, there's a warmth that only time can create. Whilst the house would now benefit from some modernisation, it holds onto its character, most notably the original parquet flooring in the hallway and a striking open tread staircase that deserves to be preserved as a centrepiece.

The ground floor is thoughtfully arranged, with a large entrance hallway leading to a sitting room, dining room, kitchen and utility, alongside two bedrooms and a bathroom. It offers flexibility for everyday life as well as the potential for single level convenience if needed. Upstairs, three further bedrooms are complemented by a shower room, washroom and a substantial storage room, with the opportunity to be transformed into an additional bedroom if desired.

With space in abundance, there is also clear potential to extend (subject to planning), making this not just a home with a past, but one ready for its future.

what3words///shows.chugging.housework



#### Front Garden

To the front of the property there is a large lawn with a hedge boundary and a selection of fruit trees. There is a private driveway with parking for several cars. The oil tank is next to the garage.

#### Entrance Hall 1.8m x 1.7m

A glass panelled front door opens into the entrance hall with a door off to the washroom and a panelled glass wall and door through to the main hallway.

#### Washroom 2.6m x 1.1m

8'6" x 3'7"

Fitted with a sink and toilet. With window to the front.

#### Main hallway 4.8m x 2.9m

Beautiful wooden parquet flooring with a dramatic 70's style oak and metal open tread staircase which leads up to the the first floor. With glazed double doors to the sitting room and doors to the dining room and rear hallway where there are 2 bedrooms and a bathroom.

#### Sitting room 6.3m x 4.1m

A spacious room with a wall of full height windows and a sliding patio door to the rear garden. There is a stone fireplace with inglenook recess and a cast iron fire.

#### Dining room 4.3m (max) x 3.1m

Sliding patio door to the rear garden. There is the potential to knock this through to the kitchen to make a larger kitchen/ dining space.

#### Kitchen 5.1m x 2.6m

1970's style solid oak cabinets with smoked glass feature doors . With inbuilt double oven, electric hob and space for a fridge and dishwasher. There is a window to the rear garden and side. Glazed door to carport and a door to the utility.

#### Utility 2.8m x 0.9m

Window to the front and space for washing machine and tumble dryer.

#### Rear hall

With doors to bedroom 4 & 5 and the bathroom

#### Bedroom 4 4.6m x 3.1m

A good sized double bedroom with 2 windows to the side. There are fitted wardrobes, shelves and cupboards as well as an inbuilt desk and drawers.







**Bedroom 5 4.2m x 3.9m**

Another good sized double room with 2 windows to the side, built in storage and sink.

**Bathroom 3.8m x 1.8m**

A generous bathroom with a corner bath, sink, vanity unit, toilet, bidet and heated towel rail. Obscured glass window to the front.

**Landing 4.7m x 1.8m**

Part galleried landing with window and reading nook. Doors to large storage cupboard and airing cupboard. With a hallway off the landing, with inbuilt wardrobes all the way along the hallway, leading to bedroom 2.

**Bedroom 2 4.1m x 3.8m**

A double bedroom with window to the front and built in vanity unit and sink.

**Bedroom 3 2.9m x 2m**

A single bedroom with large window to the front.

**Shower room 2.8m x 0.9m**

Obscured glass window to the side. Corner shower and sink.

**Master bedroom 4.8m (max) x 3.8m**

There is a large window overlooking the beautiful rear garden and with views across the countryside. With built in drawer units, dressing table and a separate dressing area with sink.

**Toilet 1.1m x 1m**

With window to the rear and a door through to a walk in storage area.

**Storage room 4.1m x 3.8m**

This large room is in the roof space but could potentially be converted into a bedroom subject to planning.

**Garage 5.9m x 2.9m**

The garage is attached to the house with a window to the side. The oil boiler is situated in here.

**Rear garden**

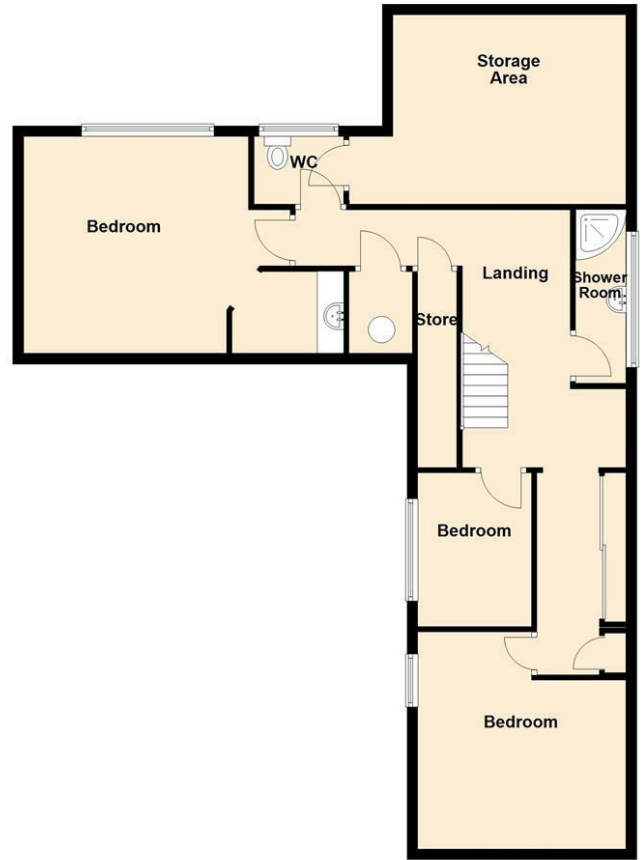
A wonderful south facing garden with a patio all the way across the rear of the house. With a good sized lawn, a mixture of established hedge and fenced boundary and majestic mature trees. With a path to either side of the property leading to the front of the house.

# Floor plans

**Ground Floor**  
Approx. 144.9 sq. metres (1559.4 sq. feet)



**First Floor**  
Approx. 75.9 sq. metres (816.5 sq. feet)  
(excluding Storage Area)



Whitwick, Priory Road, Thurgarton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	31	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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