

18 Broughton Drive, Newark, NG24 4PX

No Chain £219,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A detached three bedroomed house with a large conservatory extension and a pleasant enclosed south west facing garden. The accommodation is well designed for a modern lifestyle and particularly light and airy. The house is well maintained and immaculate throughout. Vacant possession is immediately available on completion with no further chain.

The accommodation provides, on the ground floor, an entrance hall, cloakroom with WC, lounge with fitted gas fire, dining room with patio doors leading through to the spacious conservatory. The conservatory has underfloor central heating plus a radiator and a fan light unit. The kitchen is fitted with modern appliances. The first floor provides landing and cupboard containing the gas fired central heating boiler, three bedrooms and a bathroom.

Externally there is a tarmacadam driveway and open plan front low maintenance front garden. The rear garden is fenced and extensively paved, providing privacy and seclusion.

Broughton Drive is a cul-de-sac situated approximately 1 miles south of Newark town centre with local amenities and bus routes. This is a pleasant and well established residential area.

The property is constructed with brick elevations under a tiled roof. Central heating is gas fired and there is uPVC double glazing throughout. The following accommodation is provided:

GROUND FLOOR

ENTRANCE CANOPY

ENTRANCE HALL
With front door, radiator.

CLOAKROOM
With low suite WC, basin and radiator.

LOUNGE
15'3 x 13'8 (4.65m x 4.17m)



(overall measurements narrowing to 9'2)



Cupboard under the stairs, two radiators, gas fire and panelled wall. Centre opening doors to the dining room.

DINING ROOM
7'8 x 7'8 (2.34m x 2.34m)
Panelled walls and patio doors to the conservatory. Radiator.



CONSERVATORY
12'3 x 13' (3.73m x 3.96m)



UPVC windows, polycarbonate roof and French doors to the garden. Electric underfloor heating, radiator and fan light unit.

KITCHEN
8'5 x 7'10 (2.57m x 2.39m)



Wall cupboards, base units, working surfaces incorporating a one and a half sink unit. Integrated gas hob, electric oven and fan unit. Track lighting.

FIRST FLOOR

LANDING
With hatch to the roof space, cupboard containing the gas fired central heating boiler.

BEDROOM ONE
14'6 x 11'6 (4.42m x 3.51m)



(overall measured into the wardrobe recess)

Radiator.

BEDROOM TWO
9' x 7'11 (2.74m x 2.41m)



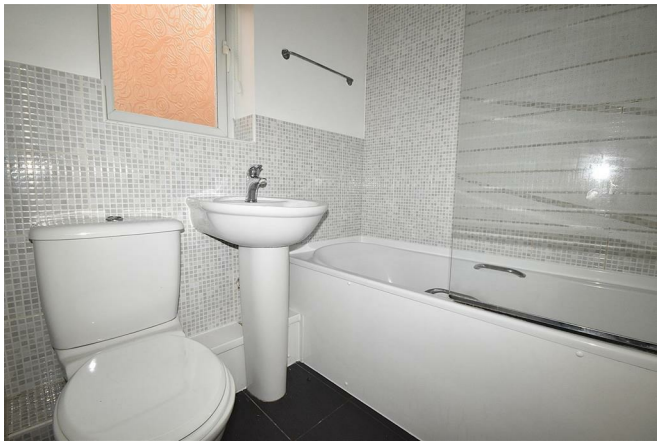
With radiator.

BEDROOM THREE
8' x 7'5 (2.44m x 2.26m)



With radiator.

BATHROOM
6'4 x 5'6 (1.93m x 1.68m)



Half tiled walls, low suite WC, pedestal basin, bath with shower screen and chrome shower fitting.

OUTSIDE



Open plan frontage with tarmacadamed driveway, gravelled and grassed areas with a paved path to the front door.

Externally to the rear there is an extensive patio, synthetic turfed area and shingle slated area. This pleasant garden is south west facing enjoying the afternoon sun.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

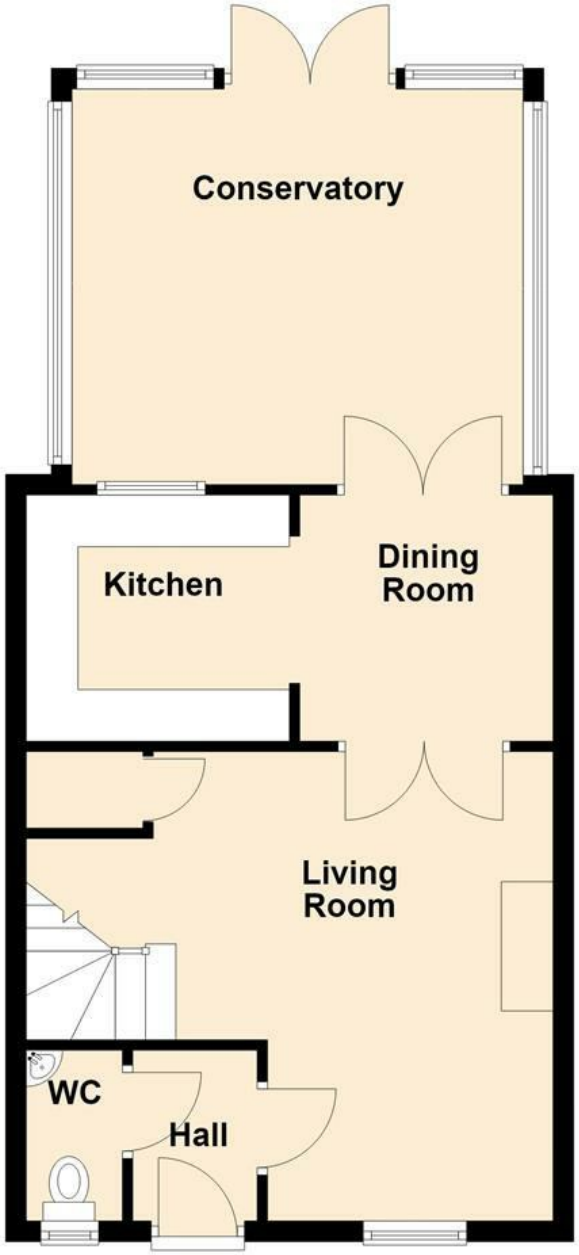
VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band B.

Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



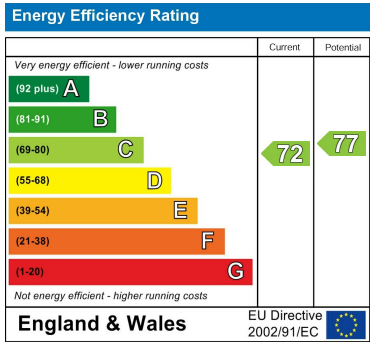
First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 88.7 sq. metres (954.9 sq. feet)







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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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