

25 Brockton Avenue, Farndon, Newark,
NG24 4TH

£320,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A detached three bedroomed bungalow with garage, a cul-de-sac location, and a pleasant secluded south-west facing rear garden and patio areas. The propoerty constructed circa 2005 is well maintained, nicely decorated and available for immediate possession with no upwards chain. Central heating is gas fired and the property is double glazed throughout.

The accommodation is well designed, spacious and practical. The rooms are light and airy and there is good storage space. The accommodation in brief includes an entrance porch, reception hall, lounge with bay window, kitchen with NEFF appliances and white goods included, dining area open plan with the kitchen, three bedrooms, master ensuite and family bathroom. There is ample parking in the driveway area, and the garage is of brick construction under a tiled roof with up and over door, power and light connected.

The village of Farndon is just 2.5 miles from Newark Town Centre, and only 3 miles from Newark Northgate Railway Station with train services to London King's Cross and journey times in just over 1 hour 20 minutes. The property is situated just a short distance from village amenities. The village has a lovely riverside area with marina, nature reserve, and pleasant walks for all to enjoy. There is a village cricket ground with an impressive pavilion also hosting football teams. Farndon is situated on the west side of Newark with access to the A46 dual carriage and quick journey times to Nottingham and Leicester.

The property is constructed with cavity brick elevations under a tiled roof. The semi-detached garage is of brick construction under a hipped tiled roof. The following accommodation is provided:

ENTRANCE PORCH
With radiator and tiled floor.

HALL
21'10 x 3'7 (6.65m x 1.09m)
(overall measurements)



Broom cupboard, cupboard containing the hot water cylinder, tiled floor, and hatch to the roof space.

LOUNGE
18'2 x 11'8 (5.54m x 3.56m)
(plus the bay window 4'4 x 2'5)



Fireplace with fitted electric fire, two windows in the side elevation, radiator.

DINING AREA
10'6 x 8'8 (3.20m x 2.64m)



Tiled floor, oak effect floor finish, radiator, and archway to the kitchen area.



KITCHEN
10'5 x 7'11 (3.18m x 2.41m)



Wall cupboards, base units, working surfaces incorporating a one and a half sink unit and drainer. NEFF appliances include electric over, hood, and gas hob. The washing machine, refrigerator and freestanding fridge freezer are included in the sale. Oak effect floor finish. Cupboard containing the Potterton gas fired central heating boiler. UPVC rear entrance door, radiator.

BEDROOM ONE
14'7 x 9'6 (4.45m x 2.90m)



Window in the rear elevation, built-in double wardrobe, oak effect flooring, radiator.

ENSUITE



Shower cubicle with folding door, fully tiled surround, and shower fitting. Tiled floor, low suite WC, pedestal basin, LED lighting.

BEDROOM TWO
9'8 x 8'10 (2.95m x 2.69m)
(plus the door recess)



Fitted carpet, radiator.

BEDROOM THREE
11'2 x 6'7 (3.40m x 2.01m)



Bay window, fitted carpet, radiator.

BATHROOM
6'5 x 6'2 (1.96m x 1.88m)



Bath with shower attachment, pedestal basin, low suite WC, half tiled walls, tiled floor, radiator, LED lighting.

GARAGE
17'10 x 8'9 (5.44m x 2.67m)
Up and over door, double power point, electric light, and personal door.

OUTSIDE



There is a tarmacadam drive. The front garden contains shrubs and a grassed area. There is a flight of four shallow steps to the front door, and a side gate to the rear garden. There is a paved area to the side of the bungalow, and an outside water tap. The rear garden is south-west facing and contains a paved patio, lawned area, and borders. Summerhouse with gravelled frontage.





FIXTURES AND FITTINGS
Curtains, blinds and light fittings are included in the sale.

FURNITURE AND CONTENTS
The vendors are prepared to include the following if required by the purchaser:

Solid pine furniture comprising dressing table, two side tables and chest of drawers
Teak side board
Glass fronted china cabinet
TV stand
Stag unit in dining room
Garage cupboard containing spare floor tiles and spare kitchen cupboard door

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

There is a security alarm fitted to the property.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

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.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This property comes under Newark & Sherwood District Council Tax Band C.



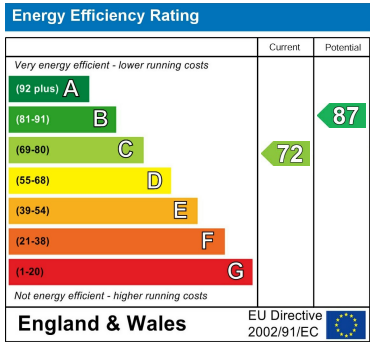
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

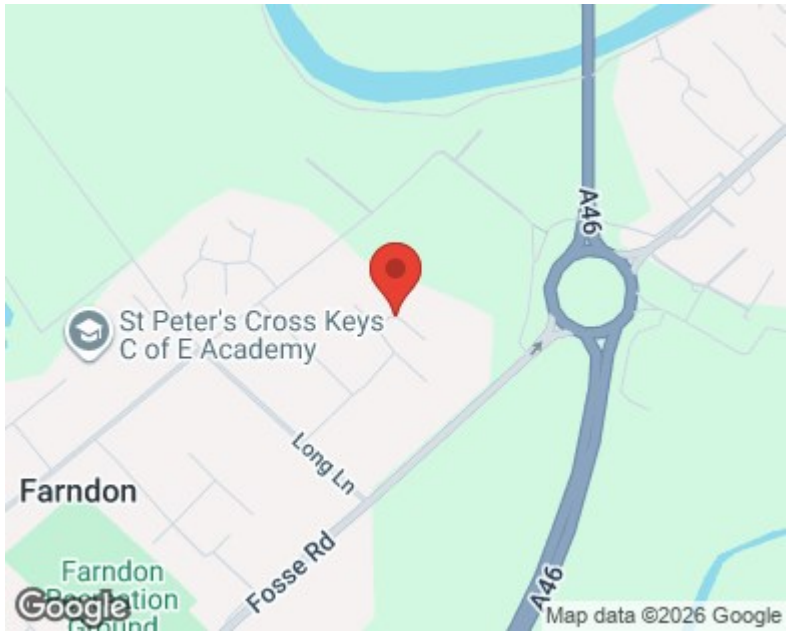
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Property Ombudsman

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