



Village Way, Farndon, Newark

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OLIVER REILLY



# Village Way, Farndon, Newark

Guide Price £280,000 - £290,000

- IMMACULATE DETACHED BUNGALOW
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- MODERN DINING KITCHEN & UTILITY ROOM
- BEAUTIFULLY MAINTAINED & PRIVATE GARDEN
- CLOSE TO TOWN CENTRE & A46 CORRIDOR
- THREE BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- CONTEMPORARY FOUR-PIECE BATHROOM
- EXTENSIVE GATED DRIVEWAY & LARGE GARAGE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £280,000 - £290,000. WARM & INVITING BUNGALOW WITH VERSATILE LIVING SPACES!!!

Here we have a fine example of an IMPRESSIVE, IMMACULATE and PERFECTLY PROPORTIONED home! Enjoying a peaceful position, lying in the heart of a highly sought-after and well-served village, on the outskirts of Newark Town Centre. Situated on a bus route, close to amenities and main roads, with ease of access to the A46 corridor.

Not only is this BRIGHT & AIRY detached residence presented to an exceptionally high standard, it showcases a SPACIOUS & FLEXIBLE LAYOUT, that ensures comfortable and adaptability throughout.

The inviting internal accommodation comprises: Entrance hall, an attractive and contemporary dining kitchen. Hosting a range of integrated appliances, a separate utility room, living room with open-access through to a LOVELY DUAL-ASPECT SITTING ROOM. With French doors leading out to a paved seating area.

There are THREE WELL-PROPORTIONED BEDROOMS and an excellent FOUR-PIECE BATHROOM. The second bedroom is hugely enhanced by EXTENSIVE FITTED WARDROBES.

Externally, you'll remain pleasantly surprised by the DELIGHTFUL PLOT!... Captivated by a BEAUTIFULLY LANDSCAPED GARDEN, full of colour, personality and privacy, that hold a range of quiet seating areas. The frontage is greeted with a GATED BLOCK PAVED DRIVEWAY with suitable parking for a variety of vehicles, leading to a LARGE ATTACHED GARAGE. Equipped with power, lighting and scope to be adapted into further living accommodation. Subject to relevant approvals.

Additional benefits of this warm and welcoming home, presented to an EXCEPTIONALLY HIGH STANDARD include uPVC double glazing and gas central heating, via a modern combination boiler.

STOP SCROLLING... THIS IS THE ONE FOR YOU!!!!. Marketed with NO ONWARD CHAIN!!!



<b>ENTRANCE HALL:</b>	121 x 31 (3.68m x 0.94m)
<b>CONTEMPORARY DINING KITCHEN:</b> Max measurements provided.	12'10 x 12'3 (3.91m x 3.73m)
<b>MODERN UTILITY ROOM:</b>	9'9 x 4'8 (2.97m x 1.42m)
<b>LIVING ROOM:</b>	121 x 9'5 (3.68m x 2.87m)
<b>DUAL-ASPECT SITTING ROOM:</b>	11'10 x 9'8 (3.61m x 2.95m)
<b>DUAL-ASPECT MASTER BEDROOM:</b>	11'10 x 11'9 (3.61m x 3.58m)
<b>BEDROOM TWO:</b> Max measurements provided.	121 x 10'1 (3.68m x 3.07m)
<b>BEDROOM THREE:</b>	8'9 x 6'11 (2.67m x 2.11m)
<b>FOUR-PIECE BATHROOM:</b>	8'9 x 6'8 (2.67m x 2.03m)
<b>LARGE ATTACHED GARAGE:</b> Of brick built construction, accessed via a manual up/over garage door. Equipped with power and lighting. Wooden window to the right side elevation. A rear uPVC personal door opens out to the lovely private garden. Offering excellent potential to be utilised into further living accommodation. Subject to relevant approvals.	201 x 8'5 (6.12m x 2.57m)





#### **EXTERNALLY:**

This highly regarded detached bungalow, is set on a popular residential street, in the heart of a hugely desirable village. Filled with amenities, idyllic countryside walks and ease of access to Newark Town Centre. The front aspect is welcomed with dropped kerb vehicular access onto a double (wrought iron) gated, block paved, multi-vehicle driveway. Sufficient for a caravan/ motorhome. The small front garden is gravelled, for minimal maintenance. There is access to the entrance door, with external light. There are fenced side boundaries and a low-level walled front boundary. A left sided personal gate opens to a concrete pathway, with fenced borders and access to the concealed gas meter. This leads down to a delightful and secluded paved seating area, with outside tap and well-tended planted borders. Showcasing complementary bushes and shrubs. The paving continues round the bungalow, with a rear external light. This follows to the BEAUTIFULLY MAINTAINED REAR GARDEN. Predominantly laid to lawn, enjoying attractive planted borders, a large paved seating area and a small paved pathway, down to an extensive gravelled section, at the bottom of the garden. Promoting privacy and tranquillity, all year round! There is a double external power socket, additional external light, fully fenced side and rear boundaries.

#### **Approximate Size: 1,000 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'WORCESTER' combination boiler and uPVC double glazing throughout. This excludes the wooden window in the attached garage.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'bbc'- On Order**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **Local Information & Amenities: Farndon**

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

#### **Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### **Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

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