



Village Close, Farndon, Newark

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OLIVER REILLY



Village Close, Farndon, Newark

- LOVELY SEMI-DETACHED BUNGALOW
- CHARMING CUL-DE-SAC IN A DESIRABLE VILLAGE!
- EXTENDED & CONTEMPORARY DINING KITCHEN
- INTEGRAL PASSAGEWAY WITH GARAGE/WORKSHOP
- EASE OF ACCESS TO MAIN ROADS & TOWN CENTRE
- THREE ADAPTABLE BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM
- STUNNING MODERN SHOWER ROOM
- LARGE & BEAUTIFUL FRONT & REAR GARDENS
- SUPERB CONDITION! VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'

Guide Price: £250,000-£260,000. A SLICE OF THE GOOD LIFE AWAITS!

Picture yourself right [HERE!](#)

Peacefully positioned within a quiet residential cul-de-sac, this LOVELY semi-detached bungalow offers bright, airy and beautifully presented accommodation, thoughtfully transformed by the current owners into a CHARMING & WELCOMING HOME!. filled with contemporary personality!

Perfectly positioned within the heart of a highly regarded and community-focused village, the property provides convenient access to the town centre, major road networks and a regular bus service.

From the moment you step inside, the care and individuality poured into this wonderful home is immediately apparent. The adaptable, free-flowing layout comprises: Entrance hall, a generous dual-aspect living room and an IMPRESSIVE 18FT DINING KITCHEN. The kitchen is particularly well designed, incorporating a rear bay with a fitted dining bench and useful integrated storage.

An integral side passageway provides access to the integral garage/workshop, which offers excellent versatility and could accommodate a variety of uses. Also equipped with power & lighting.

The bungalow offers THREE WELL-PROPORTIONED BEDROOMS, complemented by a stylish contemporary shower room.

Externally, the property occupies an ENVIABLE PRIVATE PLOT, further enhanced by its peaceful cul-de-sac setting. The front aspect welcomes a double-gated driveway, with AMPLE OFF-STREET PARKING, with access down to the integral garage/workshop. The beautifully maintained front garden has been thoughtfully landscaped, whilst offering potential for additional parking.

To the rear, you'll discover a truly PRIVATE & PEACEFUL GARDEN! A wonderful space in which to relax or simply enjoy your own little world! With plenty of scope to add your own personal touch.

YOUR PERFECT CANVAS FOR THE NEXT CHAPTER!.. Come and discover the lifestyle that awaits... Ideal for those seeking single-storey living in a desirable village setting!

Guide Price £250,000 - £260,000



ENTRANCE HALL:	13'2 x 6'8 (4.01m x 2.03m)
GENEROUS LIVING ROOM:	14'5 x 10'8 (4.39m x 3.25m)
EXTENDED MODERN DINING KITCHEN:	18'3 x 7'10 (5.56m x 2.39m)
MASTER BEDROOM:	11'4 x 11'1 (3.45m x 3.38m)
BEDROOM TWO: Max measurements provided.	12'2 x 11'1 (3.71m x 3.38m)
BEDROOM THREE/ STUDY:	9'10 x 6'10 (3.00m x 2.08m)
STUNNING SHOWER ROOM:	8'9 x 4'5 (2.67m x 1.35m)
INTEGRAL SIDE PASSAGE: A useful covered space, cleverly connecting the inside to the outside, along with integral access into the multi-purpose garage/ workshop.	13'9 x 3'6 (4.19m x 1.07m)
INTERGAL GARAGE/ WORKSHOP: Accessed via a manual up/ over garage door. Currently setup as a functional multi-purpose workshop, with personal access via a right sided personal door in the covered passageway. Equipped with power, lighting and a wooden window to the rear elevation. Boasting great scope to be utilised for a variety if purposes. Subject to relevant approvals.	17'10 x 8'3 (5.44m x 2.51m)





Approximate Size: 881 Square Ft.

Measurements are approximate and for guidance only. This includes the integral side passageway and garage/workshop.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and a combination of uPVC and wooden double glazing throughout.

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.

Council Tax: Band 'B'

Local Authority:

Newark & Sherwood District Council.

EXTERNALLY:

This wonderful semi-detached bungalow enjoys an excellent position within a quiet, desirable and well-connected cul-de-sac in a charming residential village.

To the front, the property is approached via a dropped kerb providing vehicular access onto a double wooden-gated driveway, offering ample off-road parking. The generous mature front garden also lends itself to further parking, if required and is suitable for accommodating a variety of vehicles, including a caravan or motorhome.

The front garden is well-established, featuring an abundance of mature bushes, shrubs and trees, complemented by fenced front and side boundaries. There is direct access to the entrance porch and front door, together with additional access leading down to the integral garage and side passageway, which continues through to the rear, opening into a wonderfully well-appointed and highly private garden. Generously proportioned and filled with maturity and potential, this is an ideal space for those who enjoy gardening and outdoor living.

Predominantly laid to lawn and surrounded by an abundance of established bushes, shrubs and trees, creating a peaceful and secluded setting. A large timber multi-purpose cabin, complete with pitched felt roof, provides excellent additional space and could lend itself to a variety of uses. Further features include a secluded paved seating area, outside tap and external lighting, while fully fenced side and rear boundaries provide an excellent degree of privacy and security.

Overall, the gardens offer a wonderful combination of established planting, privacy, versatility and potential, making this a particularly appealing outdoor space, which is primed to be taken to the next level!



EPC: Energy Performance Rating: 'C' (70)

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, 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 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.



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.

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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