



**Farmers Walk, Newark, NG24 2FN**

**welcome to**

**Farmers Walk, Newark**

William H Brown are pleased to present this well presented three bedroom semi-detached home benefiting from a great location for amenities and travel links, an enclosed rear garden and off road parking.



### **Entrance Hall**

6' 5" x 2' 11" ( 1.96m x 0.89m )

Radiator and window to the side.

### **Downstairs Wc**

5' 9" x 2' 5" ( 1.75m x 0.74m )

WC, Wash hand basin, radiator and window to the rear.

### **Living Room**

15' 7" x 14' 6" ( 4.75m x 4.42m )

Two radiators, window to the front and fire surround.

### **Kitchen Diner**

8' 4" x 14' 6" ( 2.54m x 4.42m )

Wall and base units, stainless steel sink and drainer, oven, gas hob, window to the rear, radiator and double doors into the conservatory. There is also an undestairs storage cupboard,

### **Conservatory**

10' 4" x 7' 10" ( 3.15m x 2.39m )

Patio doors leading out into the garden.

### **First Floor**

#### **Landing**

Window to the side.

#### **Bedroom One**

13' 2" x 8' 2" ( 4.01m x 2.49m )

Radiator and window to the front.

#### **Bedroom Two**

10' 9" x 8' 4" ( 3.28m x 2.54m )

Radiator and window to the rear.

#### **Bedroom Three**

6' x 10' ( 1.83m x 3.05m )

Radiator, part obscure window and cupboard housing hot water tank.

### **Bathroom**

Radiator, WC, wash hand basin, bath with shower over and obscured window to the rear.

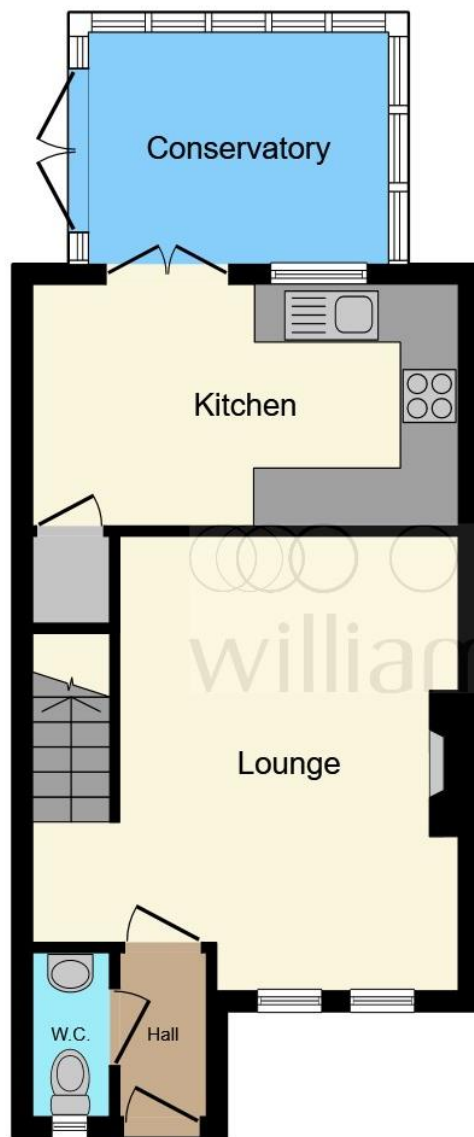
### **Outside**

#### **Front Garden**

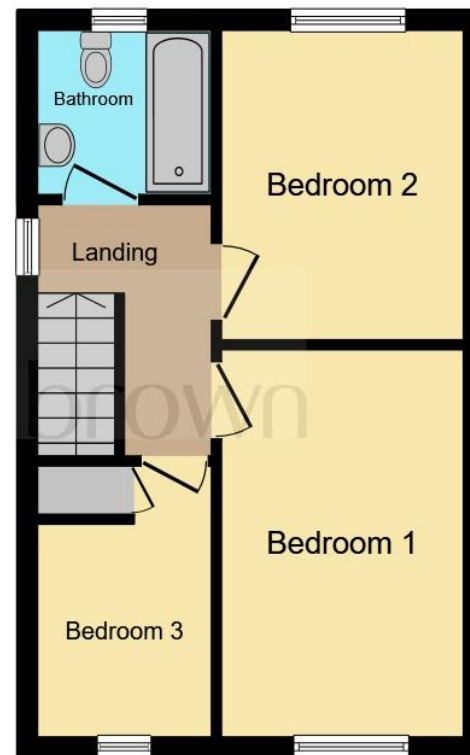
Driveway to the side and laid to lawn to the front.

#### **Rear Garden**

Fencing enclosing the rear garden with laid to lawn, patio and gate to the front.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Farmers Walk, Newark

- SEMI-DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- DRIVEWAY & REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK104959 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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