



**Side Row, Newark, NG24 2JB**

**welcome to**

**Side Row, Newark**

A very well presented two bedroom detached bungalow ideally located within a short drive/walk into Newark town centre. Briefly comprising of Entrance hall, Kitchen/Diner, Living room, Conservatory, Master bedroom with En-suite, Bedroom two, Family bathroom, Driveway, Garage and Enclosed garden.



### **Entrance Hall**

Storage cupboard and loft hatch access.

### **Living Room**

15' 11" x 14' 6" ( 4.85m x 4.42m )

Electric fireplace with surround, radiator and double glazed French doors into the conservatory.

### **Kitchen/Diner**

17' 5" x 9' 1" ( 5.31m x 2.77m )

A range of low and eye level units with part tiled walls, radiator, stainless steel sink and drainer, built in single oven, gas hob, plumbing for a washing machine and dishwasher. uPVC door to the side and double glazed window to the front.

### **Conservatory**

11' 5" x 7' 9" ( 3.48m x 2.36m )

Double glazed windows all around, tiled floor and uPVC door to the garden.

### **Bedroom One**

12' 9" x 10' 7" ( 3.89m x 3.23m )

Spacious double bedroom with radiator and double glazed window to the rear.

### **En-Suite**

Part tiled en-suite bathroom with WC, wash hand basin, shower cubicle with electric shower, radiator and extractor. Obscured double glazed window to the side.

### **Bedroom Two**

11' 1" x 7' 3" ( 3.38m x 2.21m )

Radiator, double glazed window to the front and triple built in wardrobes with mirrored sliding doors.

### **Family Bathroom**

Part tiled bathroom with WC, wash hand basin, double walk in shower cubicle with mixer tap, radiator and extractor.

### **Outside**

#### **Front Garden**

The front offers a low maintenance graveled area which could also be used for additional parking, pathway to the side gate and tarmac driveway with integral single garage.

#### **Rear Garden**

The rear is enclosed with timber fencing, paved patio, gate to the front and graveled areas with mature plants/shrubs making it ideal for low maintenance.

#### **Garage**

17' 9" x 7' 9" ( 5.41m x 2.36m )

Single integral garage with power and lighting. New gas central heating boiler installed in 2022.



***view this property online*** [williamhbrown.co.uk/Property/NWK105329](http://williamhbrown.co.uk/Property/NWK105329)





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)

welcome to

## Side Row, Newark

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold

EPC Rating: C

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK105329](https://www.williamhbrown.co.uk/Property/NWK105329)



Property Ref:  
NWK105329 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**