



Averham Park Farm Cottages, Averham, Newark, NG23 5RU

welcome to

Averham Park Farm Cottages, Averham, Newark

UNEXPECTEDLY BACK TO THE MARKET - Don't Miss Out!

Introducing this beautiful Three Bedroom Semi-Detached Cottage located in the rural hamlet of Averham Park offering wonderfully presented accommodation, a wrap around garden, ample off road parking and field views to the front and rear.



Entrance Hall

The front entrance door opens to the hall, with staircase to the first floor landing, storage cupboard and two doors to the lounge and the dining room.

Lounge

14' 1" x 12' 1" (4.29m x 3.68m)

Offering generous space for furniture, with front and rear aspect windows, a feature stone fireplace, wood burner, and French doors opening out to the rear garden and door to the kitchen.

Dining Room

11' 5" x 9' 8" (3.48m x 2.95m)

Ample space for dining table and chairs, with a feature fireplace and French doors to the rear garden.

Kitchen

14' 1" x 7' 9" (4.29m x 2.36m)

Fitted with an extensive range of wall and base units with solid oak worktops. Inset stainless steel one and a half sink basin with a drainer and mixer tap and an integrated dishwasher. A door leads to the side entrance, utility room and w/c.

Utility

4' 6" x 8' 5" (1.37m x 2.57m)

With wall and base units and worktops to match the kitchen, a stainless steel sink basin with a drainer and mixer tap and space and plumbing for a washing machine with a side aspect window.

Wc

With a WC and a wash hand basin

First Floor Landing

With a rear aspect window, doors to all bedrooms and the bathroom and brick fireplace.

Bedroom One

14' 1" x 9' 8" (4.29m x 2.95m)

Large Double size room with a front aspect window, an ornamental fireplace, an ensuite shower enclosure and French doors opening out to the Juliet balcony.

Bedroom Two

11' 2" x 7' 9" (3.40m x 2.36m)

Double size room with a front aspect window.

Bedroom Three

7' 9" x 12' 8" (2.36m x 3.86m)

Double size room with a front aspect window and exposed ceiling beams.

Bathroom

Comprising a WC, a wash hand basin and an integrated bath. Dual aspect windows to the side and rear.

External

Wrap around laid to lawn gardens with patio areas, pathways and mature shrubs, hedges and trees. Side driveway providing off-road parking. Front area with a gate and hedgerows.

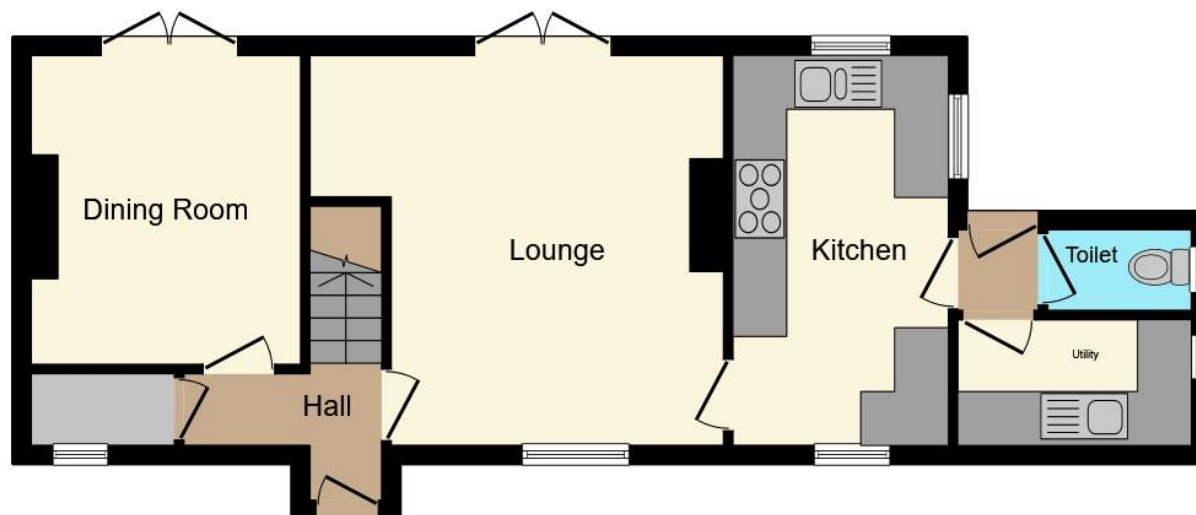
Agents Note

A full pack of very recent local authority searches and a Red Book valuation are available from the current vendor.



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Ground Floor

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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

welcome to

Averham Park Farm Cottages, Averham, Newark

- NO ONWARD CHAIN
- Two Reception Rooms
- Semi Detached Cottage with Period Features
- Pleasant Rural Location with Countryside Views
- Three Double Bedrooms

Tenure: Freehold

EPC Rating: E

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK105717 - 0006

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