



PORTFOLIO
from



william h brown

West End, Farndon, Newark, NG24 3SG

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This beautifully presented three bedroom semi-detached character family home is ideally located in the sought after village of Farndon with excellent access to the A46. Briefly comprising of breakfast kitchen, two reception rooms, utility/WC, storage room, three double bedrooms and family bathroom.



Entrance Porch

Leading through a part glazed door into the entrance porch with glazed windows to the side and access into the kitchen.

Breakfast Kitchen

13' 1" x 14' 4" (3.99m x 4.37m)

A range of low level country style units with solid wood work surfaces, tiled splashback, tiled flooring, inset butler style sink and drainer, space for recessed range cooker, full length storage cupboard and radiator. The kitchen also offers a central island with seating ideal for entertaining and families. Access into the rear porch and door into the dining room.

Dining Room

17' 8" max into recess x 16' 6" (5.38m max into recess x 5.03m)

Leading off the kitchen with patio doors out to the rear patio/garden, two radiators and single glazed window to the front looking into the entrance porch. The dining room also has stunning Inglenook fireplace with recessed log burner and brick surround.

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Living Room

16' 9" x 15' 6" (5.11m x 4.72m)

A generous dual aspect living room with single glazed windows to the front and rear, feature fireplace with marble hearth and recessed cupboards to the side and radiator.

Storage Room

7' 6" x 7' 8" (2.29m x 2.34m)

Leading off the dining room with single glazed window to the side and radiator.

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Utility/WC

8' 3" x 7' 4" (2.51m x 2.24m)

A fantastic dual use utility/WC with a range of low level storage with plumbing for washing machine, WC, wash hand basin with under sink storage cupboard, radiator, generous storage cupboard and single glazed window to the side.

Rear Porch

Leading off the breakfast kitchen with single glazed windows all around, door to the rear courtyard ideal for entertaining.

First Floor

Landing

First floor landing offering a single glazed window to the front, radiator and access into all three bedrooms and family bathroom.

Master bedroom

14' 5" excluding wardrobes x 10' 11" (4.39m excluding wardrobes x 3.33m)

A generously sized master bedroom with wooden floors, double doors to the Juliette balcony, radiator and an extensive range of bespoke built in wardrobes.

Bedroom Two

12' 10" max x 16' 6" max (3.91m max x 5.03m max)

Another DOUBLE bedroom with single glazed sash window to the rear, radiator and wash hand basin recessed into alcove. In addition, this bedroom has loft hatch access.

Bedroom Three

13' x 7' (3.96m x 2.13m)

A further DOUBLE bedroom with single glazed window to the front and radiator.

Family Bathroom

10' x 10' excluding shower (3.05m x 3.05m excluding shower)

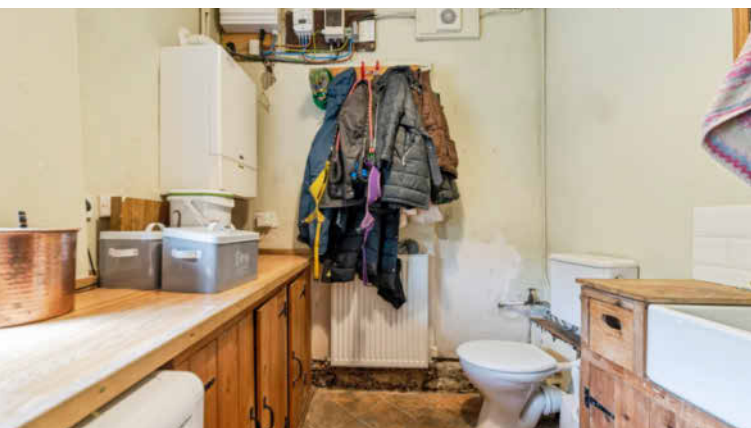
A four piece family bathroom with wooden floors, part paneled walls, WC, wash hand basin, shower cubicle, freestanding roll top bath with mixer tap, shower attachment and radiator. In addition, there is a part obscured single glazed sash window to the rear.

Outside

Front Garden

The front of the property offers block paved parking with access to the garage and side gate access to the garden. There is also a low level brick wall with gate creating a





secure courtyard with borders for plants/shrubs.

Rear Garden

The rear of the property offers a sunny and private courtyard seating area which has access off the rear porch of the house and leads into a generous lawned area and cottage style garden. Pathways lead to the external office and reveal a further private seating area to the rear of the cottage. The garden opens up with greenhouse, summer house and timber shed with reinforced floor. The garden also offers mature hedges, trees, power, lighting and an outside tap. At the bottom of the garden a gate opens up into the paddock and field shelter. Ideal for livestock, horticultural pursuits and the like.

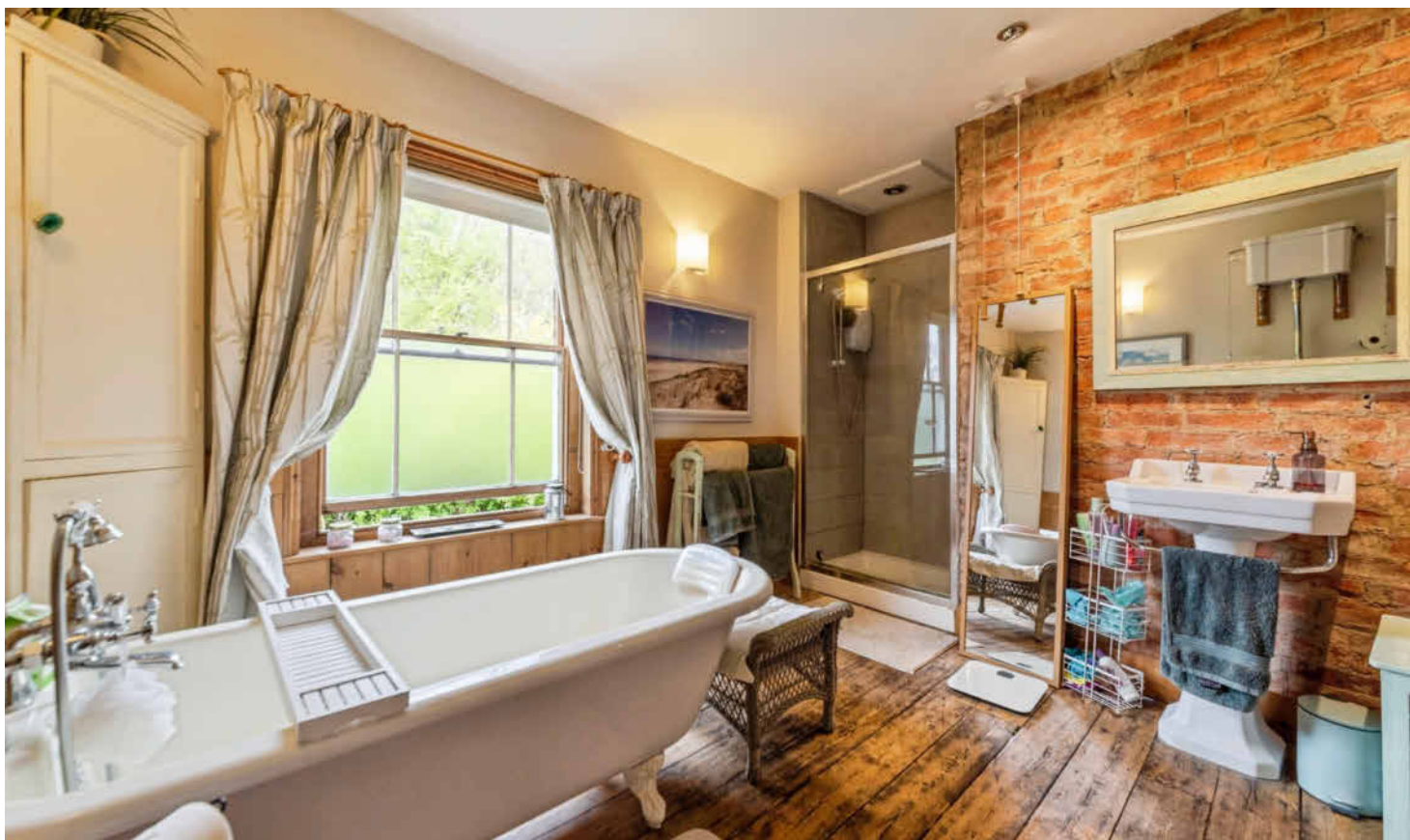
Paddock

A fantastic enclosed paddock to the rear of the property which is gated with fencing and an open field shelter for livestock and offers a generous slice of rural living.

Garage

21' 3" x 12' 8" (6.48m x 3.86m)

Detached garage with double doors to the front, wooden pedestrian door and power/lighting.



Timber Office

13' 3" x 9' 2" (4.04m x 2.79m)

A ideal space for a home office/games room with single glazed windows and single glazed double doors to the front with power, lighting, insulation, heating and a reinforced 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

West End, Farndon, Newark, NG24 3SG

William H Brown are pleased to bring to the market this beautifully presented three bedroom semi-detached character family home ideally located in the sought after village of Farndon. The ground floor comprises of entrance porch, breakfast kitchen, living room, dining room, storage room and utility/WC room. The first floor comprises a master bedroom with built in wardrobes, bedroom two, bedroom three and four piece family bathroom. Externally the property offers a block paved driveway to the front with access to a detached garage/workshop and enclosed courtyard. The rear of the property offers a further courtyard ideal for seating, a generous sized garden with large lawned area, mature hedges/trees and access into the rear paddock with open shelter.

Sitting beside the River Trent, the village of Farndon offers a range of amenities including a public house, the Rose and Crown, eateries with riverside locations, a farm shop, park, Farndon Ponds and a Londis. St Peter's Cross Keys primary school is 0.7 miles away making the property great for families. The village sits just 2.5 miles from Newark on Trent which offers a further range of amenities and transport links with two train stations and a direct line to London Kings Cross in 90 minutes. Farndon itself offers easy access to the A46, East Midlands airport, and regular bus routes to Bingham, Nottingham and Grantham.

Offers over

£499,500

- SEMI-DETACHED THREE BEDROOM CHARACTER PROPERTY
- SPACIOUS BREAKFAST KITCHEN & TWO RECEPTION ROOMS
- MATURE REAR GARDENS & PADDOCK WITH SHELTER

EPC Rating: E

Council Tax Band: D

Tenure: Freehold



To find out more information or to arrange a viewing call

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