



8 CHESTNUT WAY, TUXFORD
£275,000

BROWN & CO

8 CHESTNUT WAY, TUXFORD, NEWARK, NG22 0JX

DESCRIPTION

An individual detached bungalow built for the seller, subsequently extended and tucked away nicely on this much desired cul-de-sac.

The side extension enhances the overall living space delivering a second reception area, side porch and wet room. This means the property now has two good reception rooms with the lounge having traditional stove and garden access, two bathrooms are provided to complement the three bedrooms.

The property is hard landscaped but with shrubberies heavily planted including exotics. It is ideal for alfresco entertaining featuring at the rear a covered bar, hot tub shelter and above ground plunge pool.

To the front there is good off road parking and an above average sized single garage.

The property is equipped with LPG central heating.

LOCATION

The property is tucked away nicely in a corner position on Chestnut Way, a popular cul-de-sac in the well served village of Tuxford. The amenities of Tuxford are within comfortable reach.

Tuxford is perfect for commuting on the A1 and London Kings Cross is accessible via direct services from Retford and Newark (approx. 1 hr 18 mins from Newark).

DIRECTIONS

[what3words:///research.trickles.awkward](https://www.what3words.com/research/trickles/awkward)

ACCOMMODATION

ENTRANCE HALL airing cupboard.

LOUNGE 16'3" x 13'0" (4.95m x 3.95m) with feature recess and quaint stove, garden access via double doors, exposed floor boarding and opening to



DINING ROOM 13'5" x 11'10" to 7'6" (4.10m x 3.60m to 2.28m) dual aspect.



BREAKFAST KITCHEN 13'0" to 12'0" x 11'2" (3.95m to 3.66m x 3.41m) dark oak style fittings to wall and floor level, peninsular breakfast bar. Front aspect. Integrated appliances of oven, LPG hob and extractor. Plumbing for washing machine, tiled flooring.



SIDE ENTRANCE PORCH access to front grounds and off to

WET ROOM shower, basin, wc and tiling to complement.

BEDROOM ONE 13'0" x 11'0" (3.95m x 3.35m) rear aspect.



BEDROOM TWO 10'8" x 8'4" (3.25m x 2.53m) rear aspect.

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BEDROOM THREE 10'0" x 7'10" (3.04m x 2.39m) front aspect.



BATHROOM cream coloured suite of bath with electric shower over. Basin and wc. Tiled splashbacks and part wainscot boarding.



OUTSIDE

Front hard landscaped grounds delivering off road parking and driveway terminating to the **DETACHED SINGLE GARAGE 19'6" x 10'0" (5.95m x 3.04m)** of brick construction with up and over door, personal door, light and power.

The rear is also hard landscaped, perfect for entertainment featuring covered bar area, hot tub shelter and above ground plunge pool. There is a patio and decking and shrubberies are planted with exotics.

A gated side pathway returns to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	61
(21-38)	F	40
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

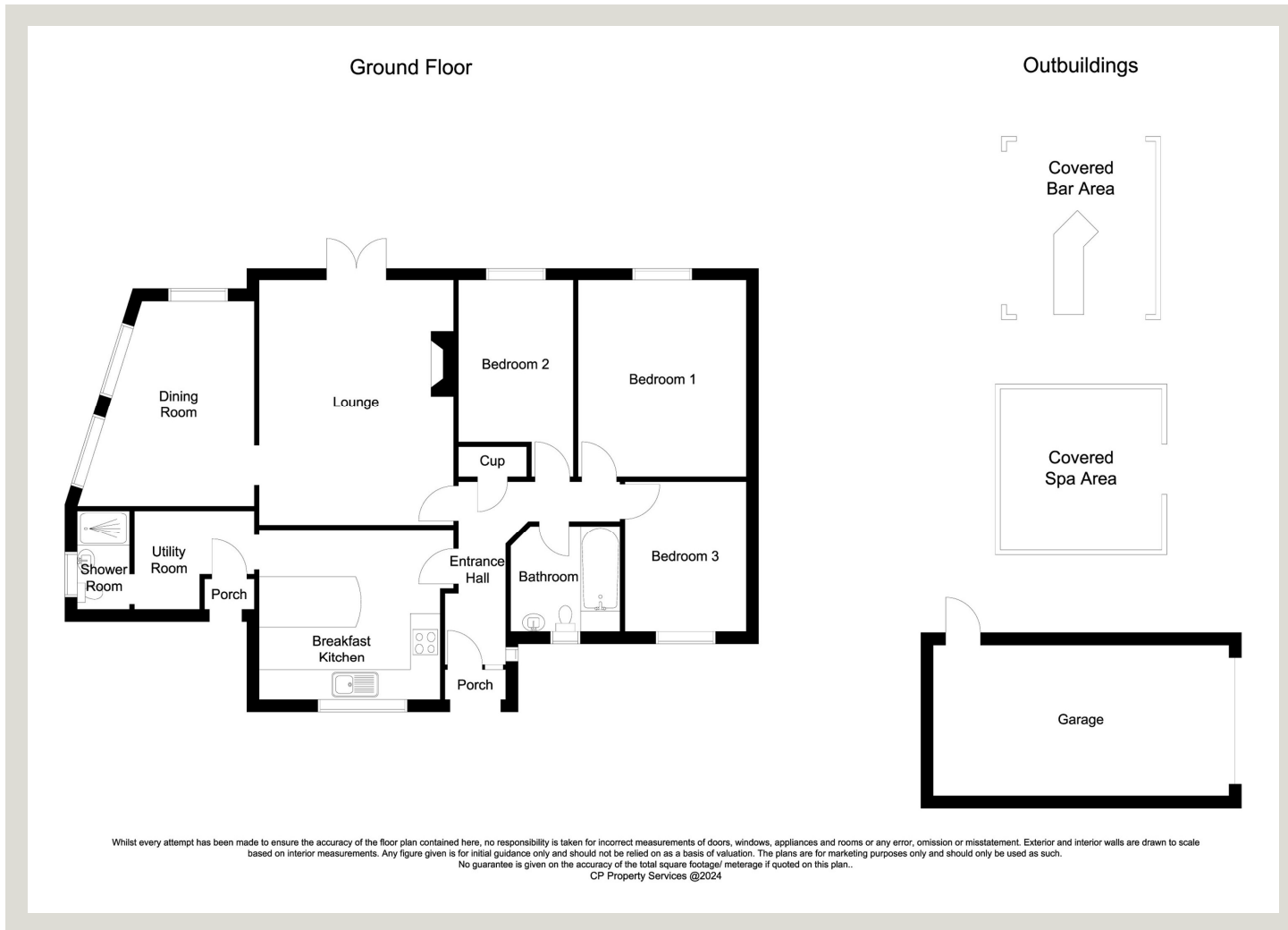
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2024.





IMPORTANT NOTICES

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