



DUNROAMING, TUXFORD
£400,000

BROWN & CO

DUNROAMING, MARNHAM ROAD, TUXFORD, NEWARK, NG22 0JH

DESCRIPTION

An immaculately presented detached bungalow set on a good sized plot. Benefits include a well appointed kitchen dining room with some integrated appliances, dual aspect living room with fireplace. Master bedroom suite including a dressing room and en suite shower room. Two additional double bedrooms and four piece luxury bathroom. Recently fitted window shutters and Venetian blinds to most windows. There is ample off road parking and space for a detached garage (subject to planning consent) and the property does offer a good degree of seclusion.

LOCATION

Tuxford benefits from a great range of amenities and services including shopping, doctor's surgery, public houses and educational facilities via primary school and Tuxford Academy. The village is ideal for accessing the area's excellent transport links, particularly the A1 from which the wider motorway network is available, plus good rail links at Retford to the north and Newark to the south.

DIRECTIONS

What3words:///buns.attending.packets

ACCOMMODATION

ENTRANCE PORCH with brick supporting pillars, UPVC lighting and slated step. Three quarter glazed UPVC door and matching side light windows into spacious

ENTRANCE HALL 20'8" x 29'7" (6.34m x 9.04m) maximum dimensions. Part Amtico flooring and mainly carpeted. Panelled walls. Recessed lighting. Large walk-in cloaks cupboard with hanging and shelving. Access to roof void. Additional side aspect window. Partially glazed oak double doors into

LIVING ROOM 20'9" x 15'8" (6.38m x 4.82m) two front aspect double glazed oriel bay windows and side aspect double glazed French doors. Feature marble effect fireplace with matching

hearth and space for free standing log burner. TV point, recessed lighting and panelled walls.



KITCHEN DINING ROOM 20'4" x 15'8" (6.22m x 4.82m) dual aspect with two double glazed oriel bay window and side aspect double glazed French doors. An extensive range of cream coloured base and wall mounted cupboard and drawer units. Space for free standing range cooker, marble working surfaces with drainer and inset sink with mixer tap. Integrated dishwasher. Island with base and wall mounted cupboard and drawers. Additional dresser style unit with marble working surfaces and glazed cupboards. Larder cupboard and space for fridge freezer. Tiled flooring, matching skirtings, recessed lighting.



UTILITY ROOM 7'4" x 6'2" (2.24m x 1.89m) side aspect half glazed UPVC window. Floor standing oil fired central heating boiler. Space and plumbing for washing machine and space for tumble dryer. Ceramic tiled flooring. Extractor and recessed lighting. Marble working surfaces and matching upstands.

BEDROOM ONE 16'7" x 12'7" (5.10m x 3.86m) rear aspect double glazed window with views to the garden. TV point, recessed lighting.



WALK-IN DRESSING ROOM 8'0" x 4'8" (2.48m x 1.46m) with side aspect obscure double glazed window. Fitted storage shelving and hanging space. Recessed lighting.

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EN SUITE SHOWER ROOM 8'0" x 4'8" (2.48m x 1.46m) rear aspect obscure double glazed window. White low level wc, pedestal hand basin with mixer tap and tiled splashback. Tiled shower cubicle. Extractor and ceramic tiled flooring.

BEDROOM TWO 12'4" x 10'0" (3.79m x 3.08m) rear aspect double glazed window. Recessed lighting.



BEDROOM THREE 12'4" x 10'0" (3.79m x 3.08m) rear aspect double glazed window. Recessed lighting.



FAMILY BATHROOM 12'3" x 8'6" (3.76m x 2.61m) rear aspect obscure double glazed window. Four piece suite of sunken tile enclosed bath with handheld mixer tap/shower attachment. Large walk-in tiled shower cubicle with mains fed shower, handheld attachment, raindrop shower head and glazed screen. Pedestal hand basin, low level wc, ceramic tiled flooring, tiled walls, recessed lighting, chrome towel rail radiator.



OUTSIDE

The property is accessed from Marnham Road with a small driveway and access via wooden and iron gates to the front of the garden which is pebbled for low maintenance and is walled and fenced to all sides. Ample parking for several vehicles, caravan or motorhome. There is a full width slate loggia area. To one side of the property there is an additional driveway leading to the rear garden.

The rear garden is fenced to all sides and houses the oil tank and currently is pebbled and concreted for low maintenance. To the other side of the property accessed from the drive is a block paved patio area with walled and fencing surround, external lighting and water supply. Return door to utility room and French doors into the kitchen. Pedestrian gates to front and rear.

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 D.

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.

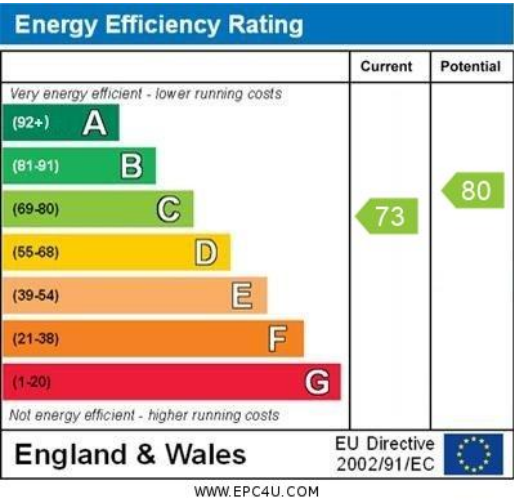
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

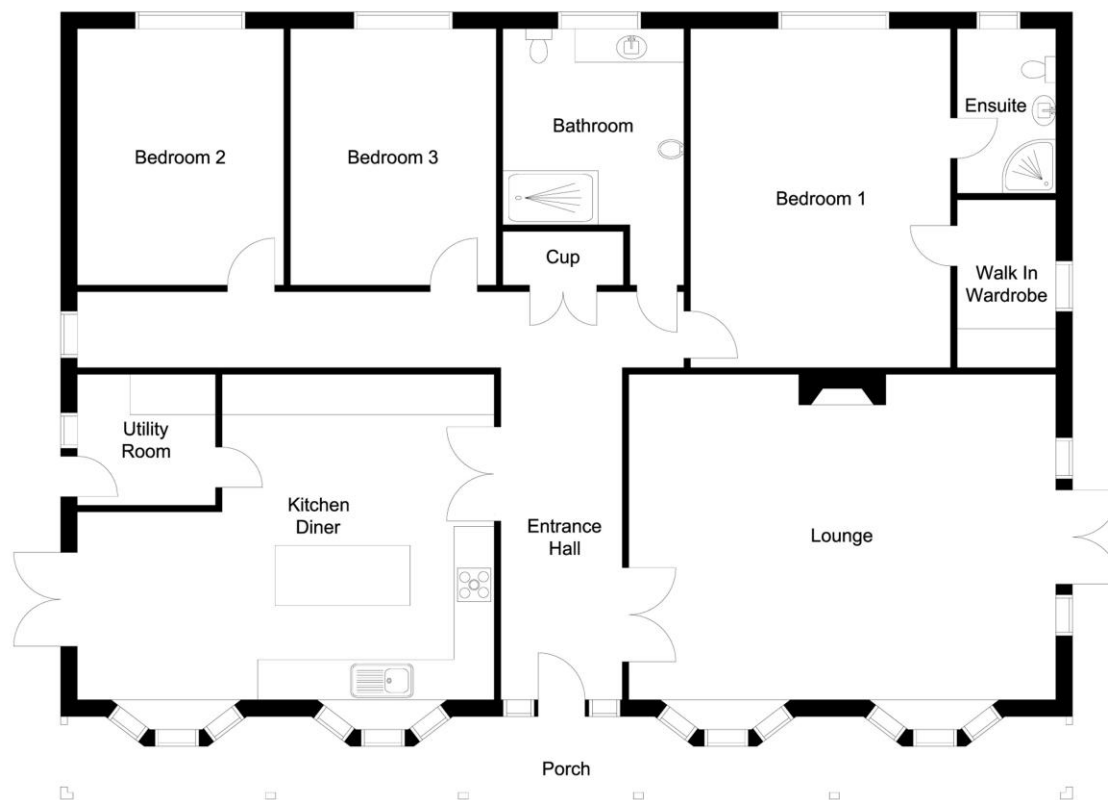
Viewing: Please contact the Retford office on 01777 709112.

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.

These particulars were prepared in September 2025.





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