



EDLIN & JARVIS
ESTATE AGENTS



Westend Bungalow Fosse Road, Newark, NG24 3SF

Guide Price £725,000



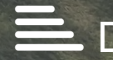
3



3



3



D



Westend Bungalow Fosse Road

Newark, NG24 3SF

- Three/Four Bedrooms
- Beautiful River & Country Views
- Approximately 3.5 Acres With Private Access To The River
- Indoor Pool, Sauna, Hot Tub & Shower Room
- Council Tax Band E & EPC D
- One Bedroom Annexe
- Triple Garage & Parking
- Secluded Location
- Gas Central Heating
- No Chain

SECLUDED LOCATION WITH BEAUTIFUL VIEWS Guide Price £725,000 - £750,000. A unique opportunity to own this delightful three/four bedroom individual detached bungalow, nestled within the conservation area on the edge of the highly sought after village of Farndon. The original plot that the bungalow sits upon is approximately 0.6 acres. The current owner purchased extra land extending down to the River Trent and is approximately just over 3 acres (subject to survey) to include access on the River Trent. There are so many additional features when purchasing this home to include an indoor pool, hot tub, sauna, a detached one bedroom self contained annexe and a triple garage. The main accommodation to the ground floor comprises an entrance hall, a spacious L shaped lounge diner measuring over 22ft x 25ft, a 22ft conservatory with under floor heating and countryside views, dining room which opens onto the kitchen, utility, shower room, bathroom with jacuzzi bath and two double bedrooms with fitted wardrobes to bedroom one. To the first floor the attic has been converted to provide another bedroom, dressing room and a large eaves storage area. The detached annexe comprises an entrance, shower room, open plan living kitchen dining area and a double bedroom with fitted wardrobes. The granny annexe has its own electric and heating supply and therefore has its own EPC which is currently stands as an F and is council tax band A . To the front the landscaped gardens are laid to lawn with mature trees, shrubs, flower beds and an extensive drive providing parking for several vehicles which lead to a triple detached garage with lighting & power. There are several storage sheds and a raised seating area to the rear where you can enjoy views over the extensive gardens and River Trent.



Paddock

Location

Lounge Diner

22'10" x 25'7" (6.96 x 7.80)

Conservatory

22'7" x 11'6" (6.88 x 3.51)

Dining Room

13'6" x 12'4" (4.11 x 3.76)

Kitchen

15'2" x 13'4" (4.62 x 4.06)

Bedroom One

12'7" x 14'5" (3.84 x 4.39)

Bedroom Two

12'7" x 9'0" (3.84 x 2.74)

Shower Room

5'4" x 6'0" (1.63 x 1.83)

Bathroom

9'3" x 6'7" (2.82 x 2.01)

Bedroom Three

23'1" x 13'6" (7.04 x 4.11)

Dressing Room

13'6" x 7'4" (4.11 x 2.24)





Annexe Open Plan Living Kitchen

18'7" x 10'9" (5.66 x 3.28)

Annexe Shower Room

10'4" x 5'9" (3.15 x 1.75)

Bedroom One

11'4" x 16'5" (3.45 x 5.00)

Triple Garage

38'0" x 17'11" (11.58 x 5.46)

Pool Area

Sauna

6'9" x 4'10" (2.06 x 1.47)

Shower Room

6'9" x 6'7" (2.06 x 2.01)

Directions

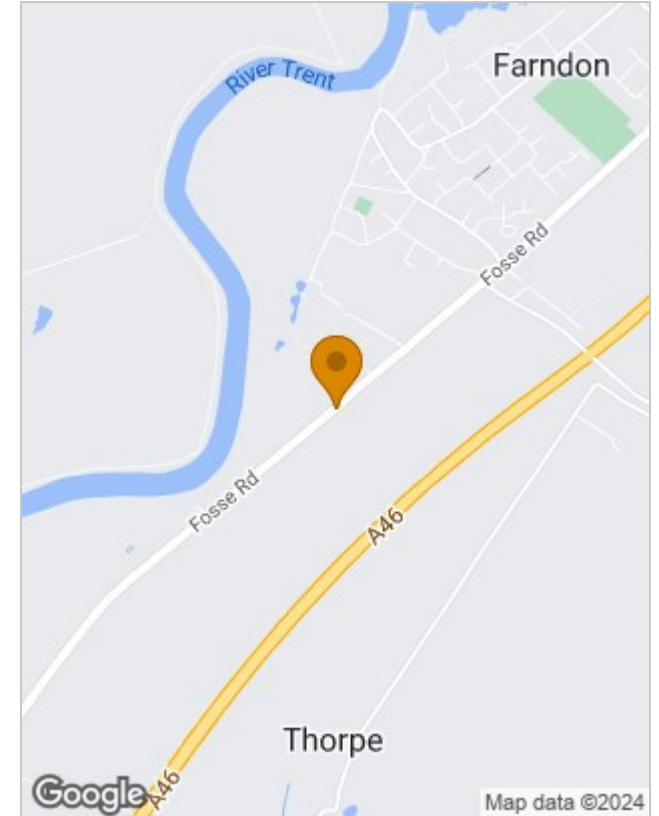




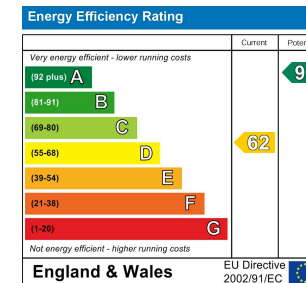
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>