



107 Newark Avenue  
PE1 4NH  
£300,000



# 107 Newark Avenue

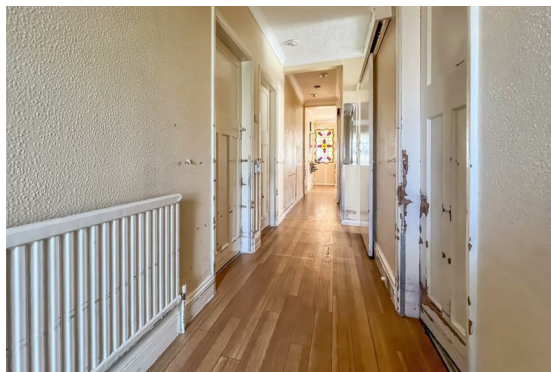
PE1 4NH

Offering no upward chain and in need of updating is this, spacious detached, extended bungalow. Ideally located with local amenities and transport links nearby, benefitting from a spacious and versatile accommodation and briefly comprises.

Front porch leading into a generous hallway, to the rear of the hallway the door leads into the lounge and dining room areas with double doors leading out into the rear garden. A sliding door into a decent size kitchen with a range of wall and floor units with worktop surfaces, an inset stainless steel single drainer sink unit with mixer tap, a built in oven with a fitted hob, plumbing also for washing machine and dishwasher, and a window to the side aspect. Four bedrooms lead off the hallway with a sliding door into a four piece wet room, also benefitting from a separate cloakroom off the hall.

Outside, to the front, driveway providing off road parking for two cars with access to the garage/workshop with wooden double doors, with power & light connected, further door leads out into the rear garden. An enclosed and mature rear garden, with a large, paved patio area stepping down onto the lawned area, in addition there are two garden sheds.

Tenure: Freehold  
Council Tax Band: E





Entrance Hall:

Lounge:  
12'2" x 12'1" (3.72m x 3.70m)

Dining Room:  
11'1" x 10'4" (3.39m x 3.16)

Kitchen:  
10'7" max x 11'9" (3.25m max x 3.60m)

Bedroom 1:  
12'11" plus bay x 12'0" (3.95m plus bay  
x 3.68m)

Bedroom 2:  
12'11" x 12'0" (3.96m x 3.68m)

Bedroom 3:  
10'11" x 10'11" (3.33m x 3.33m)

Bedroom 4:  
9'4" x 7'3" (2.85m x 2.21m)

Wet Room:  
5'10" x 10'8" (1.78m x 3.26m)

Garage/Workshop:  
13'9" x 7'3" (4.20m x 2.22m)



## Floor Plan



## Viewing

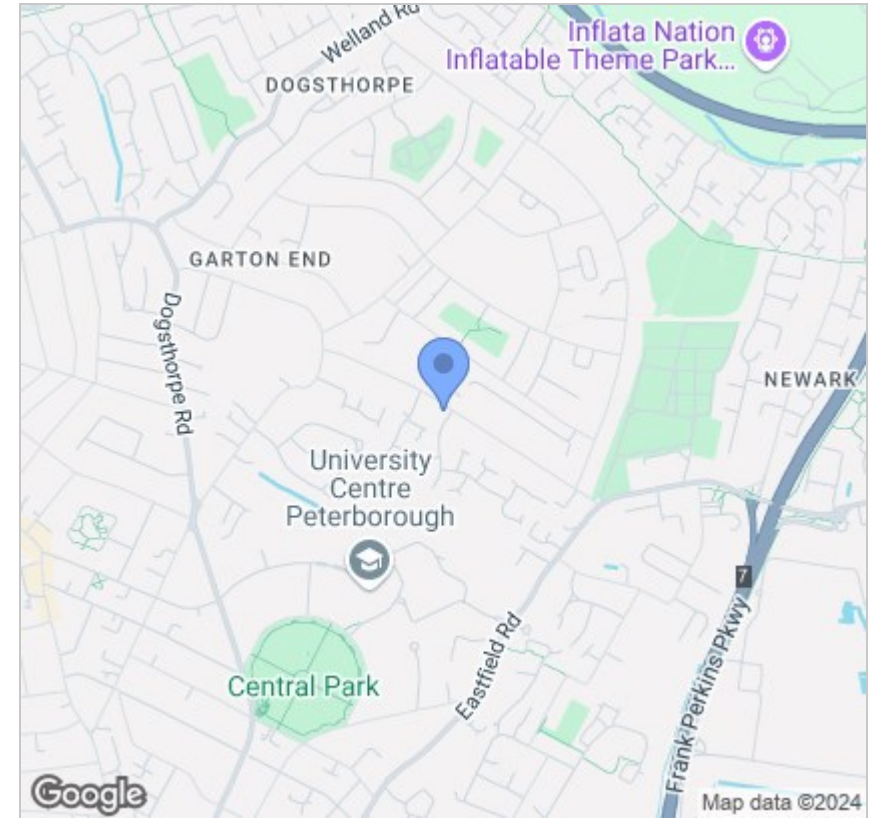
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## Area Map



## Energy Efficiency Graph

