



Newark Road

, Tuxford, NG22 0NA

£360,000



Clark Estates are delighted to present this 4 bedroom detached family home which follows the prevalent architectural styles of the 1950s, including elements of both traditional and modern design.

If space inside and out is what you are looking for then look no further!

The property briefly comprises of three reception rooms, utility and conservatory, four bedrooms, two bathrooms, an amazing garden which has everything; garage, veg plot, garden room, gazebo, large lawn, flower beds with decorative pathways and patios and off road parking to the front for approximately 4 cars.

The Old Market Town of Tuxford is of great demand due to its location with easy access to the A1 and the great reputation of The Tuxford Academy which is within walking distance from this delightful property.



Description

A delightful four bedroom detached family home offer an abundance of space inside and out. This property really needs to be viewed to appreciate its location and accommodation on offer.

Entrance Hallway 12'3" x 5'5" (3.75 x 1.66)

The property is entered through the Upvc front facing door into the period style hallway featuring the original decorative quarry tiles, radiator with TRV, spindle stair case and understairs storage.

Lounge 9'10" (11'5" into recess) x 11'10" (3.00 (3.50 into recess) x 3.61)

The formal lounge is off to the right of the hallway with a front facing bay Upvc window, carpet, electric period style fire with wooden surround and black marble hearth, radiator with TRV and decorative coving to the ceiling.

2nd Reception Room 11'4" x 10'0" (3.46 x 3.07)

A second formal front facing room with a traditional bay window, carpet, radiator, electric room heater with marble hearth.

Kitchen / diner 24'3" x 8'2" (7.41 x 2.51)

The property has been extended to allow for an open plan kitchen / diner with carpet to the dining room and a patio door leading into the conservatory. The kitchen consists of Light Ash Shaker style kitchen with wall and base units, marble effect worktop, tiled splash backs, four ring electric hob, oven, integrated slim line dishwasher and fridge. Side facing upvc window, vinyl flooring and wall mounted radiator with TRV.

Utility Room 9'2" x 6'9" (2.80 x 2.06)

The utility room leads off from the kitchen and has space for a washing machine, free standing fridge freezer, worktops, additional sink with side facing window and an Upvc door leading into the extensive rear garden.

The floor mounted Worcester Heatslave 25/30 central heated boiler is located in the utility room along with the consumer unit. Loft access to the extension.

Shower Room 8'7" x 3'3" (2.62 x 1.00)

Every family home requires a ground floor cloakroom. This cloakroom has the benefit of a gravity fed shower enclosed in a tiled shower cubicle with bi fold glass doors, hand basin and wc, with small rear facing window.

Conservatory 12'7" x 9'0" (3.85 x 2.76)

Leading out from the dining room into the dwarf brick wall conservatory which sits proudly over looking the beautiful extensive garden with a tiled floor, blinds, which can be used all year round due to having heating and lighting. French doors to the rear.

Stairs & Landing

Leading up the carpet stairs onto the landing which has loft access.

Master Bedroom 13'10" x 11'4" (4.24 x 3.47)

A double bedroom front facing with an Upvc window, carpet, radiator with TRV and built in storage over the stairs.

Bedroom Two 11'11" x 10'0" (3.64 x 3.05)

A double bedroom front facing with an Upvc window, carpet, radiator with TRV and built in storage over the stairs.

Bedroom Three 10'1" x 7'10" (3.08 x 2.41)

A double bedroom rear facing with Upvc window, carpet and radiator with TRV.

Bedroom Four 8'4" (5'5" into recess) x 6'0" (2.55 (1.67 into recess) x 1.83)

A 'L' shaped single bedroom currently used as a dressing room with a rear facing window and radiator.

Bathroom 7'1" m 6'0" (2.17 m 1.83)

A modern bathroom with grey panelling, part tiled walls consisting of a three piece white bathroom suite with mixer over the bath, vanity sink and wc and rear facing window.

Outside

Just WOW to the rear!

The garden offers everything to the rear, with low maintenance decorative pebbled areas and stone patio with stepping stones leading onto the extensive lawn which leads to the garden room and gazebo flowing down the large lawn to the right of the garden where there is a vegetable plot and garage.

To the front is a block paved driveway which has accommodated 4 vehicles in the past.

Additional Benefits.

The property has oil central heating and is Council Tax band A. Subject to planning this property could be extended further.

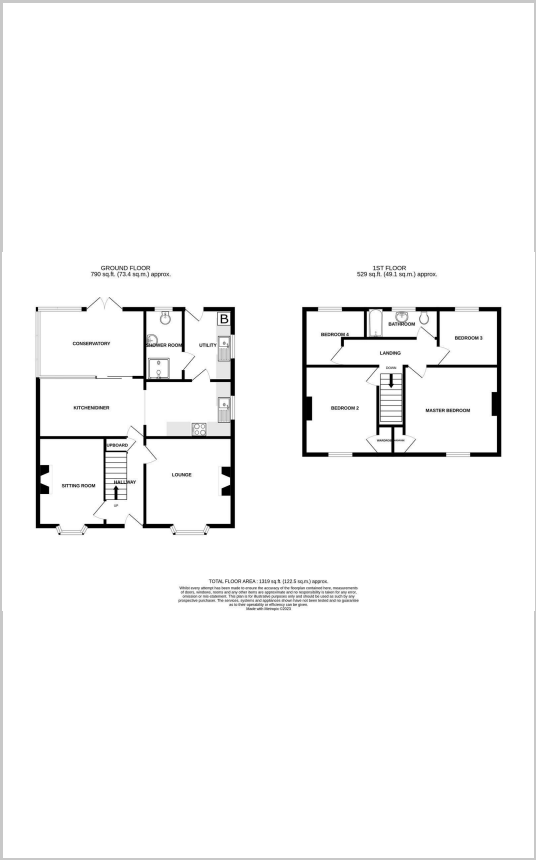
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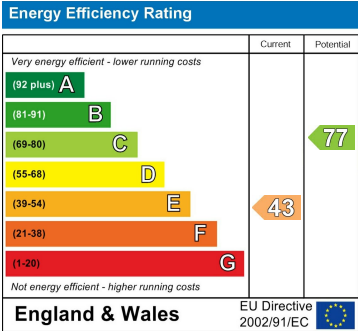
Area Map



Floor Plans



Energy Efficiency Graph



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