



Machin Close

Tuxford, Newark, NG22 0JZ

Offers in the region of £270,000



Clark Estates are delighted to present to the open market this four bedroom detached property within the catchment and walking distance to the infamous Tuxford Academy.

The property briefly offers in a cul de sac location; front porch, two reception rooms, kitchen, utility, ground floor wc and a ground floor fourth bedroom. To the first floor there are two generous sized double bedrooms, a single bedroom and bathroom.



Entrance Hall

The property is entered through a Upvc door into the hallway onto a tiled floor, space for coats to be hung with the stairs leading to the first floor and wooden door into the lounge.

Lounge / Play area 26'2" x 15'7" (12'7" into recess) (8.00m x 4.75m (3.84m into recess))

The lounge is front facing with an brown Upvc bay window, carpet and radiator and is open plan into the current play area which has a tiled floor and rear facing upvc door leading into the rear garden.

Kitchen 10'9" x 8'3" (3.30m x 2.52m)

The kitchen has a range of wall and base units with wooden fronts, white worktop, part tiled walls, electric hon with extractor and built in oven and grill, ceramic sink with chrome mixer tap and space for a dishwasher.

Utility Room

A great addition to any house is the utility room where there is space for a fridge freezer and plumbing for a washing machine and dryer. The rear door leads into the garden.

Ground Floor Wc

With a white wc and side facing oblique window and tiled floor.

Bedroom 4 12'9" x 7'10" (3.90m x 2.40m)

The fourth ground floor bedroom is currently used as a dining room with soldi floor, centre lights, radiator and an oblique side facing window.

Stairs & Landing

leading up the carpet stairs onto the landing which has electric sockets and carpet.

Master Bedroom 14'10" x 9'4" (4.54m x 2.86m)

The master bedroom is a double room front facing with an Upvc window, carpet and radiator.

Bedroom Two 10'11" x 9'10" (3.34m x 3.00)

Bedroom two is a double room with carpet and a radiator and is rear facing with Upvc window.

Bedroom Three 13'11" x 8'3" (5'6" into recess) (4.25m x 2.54m (1.70m into recess))

A single bedroom front facing with an Upvc window, radiator and over stairs built in storage.

Bathroom 8'3"x 8'8" (5'5" into recess) (2.54mx 2.66m (1.67m into recess))

The bathroom is a good size which allows the bathroom to consist of a white three piece bathroom suite; bath, wc and hand basin plus a corner cubicle walk in separate shower with an electric shower, tiled floor, part tiled walls, radiator and airing cupboard for storage with a rear facing window.

Outside

To the front of the property there is parking for approximately three vehicles on the driveway and a side wooden gate leading to the rear garden.

The rear garden is fully enclosed with fencing, patio area and generous size lawn with low maintenance slate boarders and a wooden shed.

Additional Benefits

The property benefits from oil central heating.

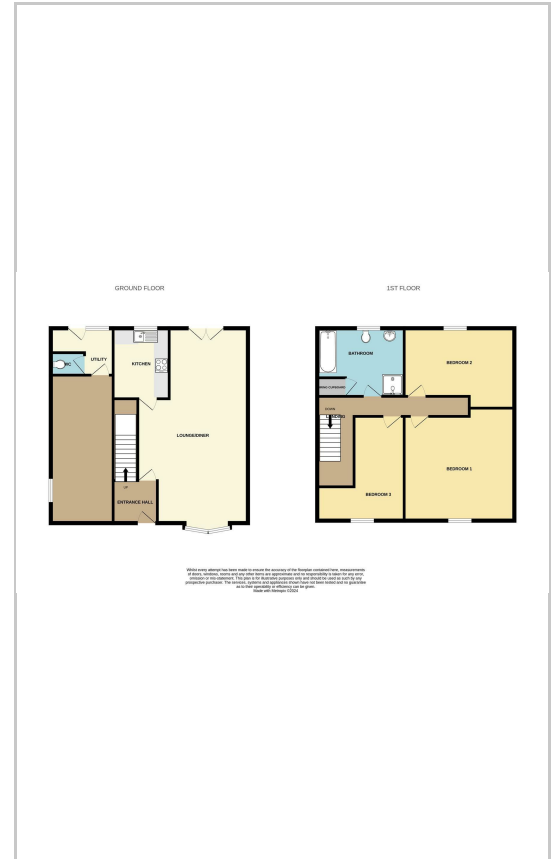
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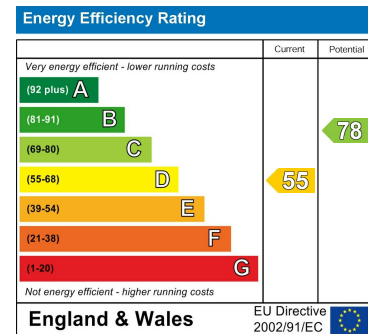
Area Map



Floor Plans



Energy Efficiency Graph



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