



## Stocks Fold

East Markham, East Markham, NG22 0RX

£380,000



Welcome to this charming detached house located in the picturesque village of East Markham, Newark. This property boasts four spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Situated in a tranquil area, this house provides a perfect blend of modern comfort and traditional charm. The detached nature of the property ensures privacy and a sense of exclusivity, making it an ideal retreat from the hustle and bustle of everyday life.

Whether you're looking for a peaceful family home or a quiet countryside retreat, this property offers the best of both worlds. Don't miss the opportunity to make this delightful house your new home in the heart of Newark.



## Description

This is a beautifully presented family home located on Stocks Fold, a cul de sac located in the heart of the popular village of East Markham. Built in 2003, the property features accommodation consisting of two reception rooms, re-fitted kitchen with integrated Siemens appliances, utility room, cloakroom, four double bedrooms, the master with en suite and a family bathroom. Externally, the property features an enclosed lawned rear garden, as well as a detached double garage with an electric up and over door and driveway facilitating off road parking with an electric charging point..

### Entrance Hall 11'2" x 9'11" (3.41m x 3.04m)

Upon entering the property via a composite door with matching sidelight you are greeted with the entrance hall which comprises of stairs leading to the first floor with understairs storage, panel radiator, telephone point and a wall mounted thermostatic control for heating of the air source heat pump..

### Cloakroom 5'4" x 3'1" (1.65m x 0.94m)

The cloakroom comprises of a low level WC, hand wash basin encased in a vanity unit with chrome taps and tiled splashback, wall mounted extractor fan, modern radiator and tiled flooring.

### Lounge 22'3" x 11'7" (6.79m x 3.55m)

An excellent sized dual aspect reception room with upvc double glazed window to front aspect and matching French doors to the rear aspect leading out to the rear garden. Two single panel radiators, carpet, alcove with 'Ruby Fires' bioethanol ceramic burner within, television and telephone points, coving to ceiling.

### Dining Room 12'11" x 10'4" (3.96m x 3.17m)

The dining room consists of a panel radiator, tiled wood effect flooring, coving to the ceiling and a front facing double glazed upvc window with blind..

### Kitchen 14'4" x 8'7" (4.38m x 2.62m)

A focal point of the property is the modern kitchen, re-fitted in 2018 with a range of cream matt handle-less base and wall units consisting of cupboards and drawers underneath bamboo work surfaces with matching upstands. Appliances include four integrated 'Siemens' ovens consisting of two fan assisted electric ovens, a grill and a microwave/steam oven, an integrated 'Siemens' upright tall fridge and separate integrated freezer, 'Siemens' dishwasher, 'Siemens' zonal induction hob with built-in WiFi and 'Siemens' extractor canopy above, underslung 1 1/4 bowl stainless steel sink with 'Quooker' boiling water tap above. The kitchen also features an upright larder unit, pan storage drawers, two upvc double glazed windows to rear aspect, 'Amtico' floor covering, ceiling-mounted LED downlighters, double panel radiator.

### Utility 6'0" x 5'4" (1.83m x 1.63m)

The utility consists of a range of base and wall units to match the kitchen, space and plumbing for a washing machine and tumble dryer, central heating boiler, wall mounted extractor fan, upvc double glazed door leading out to the rear of the property with the continuation from the kitchen of the Amtico flooring.

### Landing 13'1" x 4'3" (3.99m x 1.32m)

The landing as open plan spindle staircase with carpet, airing cupboard, wall mounted air source heat pump controls and access to the loft which has centre raised boarding, shelving, electric and lighting.

### Master Bedroom 14'7" x 11'7" (4.45m x 3.55m)

A double bedroom with carpet, radiator, coving to the ceiling and rear facing upvc double glazed window.

### Master Ensuite 7'2" x 5'6" (2.19m x 1.70m)

The master ensuite includes a walk in mains fed full width shower, low level flush slow closing WC, hand wash basin with storage below, extractor and recess lighting, wood flooring, chrome ladder style radiator and rear facing double glazed window.

### Bedroom Two 11'11" x 11'6" (3.64m x 3.53m)

A double room with carpet, coving to the ceiling, double panel radiator and rear facing upvc double glazed window.

### Bedroom Three 12'5" x 10'3" (3.81m x 3.13m)

Bedroom three is a double room with carpet, double panel radiator and front facing upvc double glazed window.

### Bedroom Four 10'5" x 8'3" (3.18m x 2.52m)

A double bedroom with carpet, panel radiator, large storage cupboard and a front facing upvc double glazed window.

### Family Bathroom 8'6" x 6'8" (2.61m x 2.05m)

The family bathroom includes a freestanding roll top bath with a chrome mixer tap, handheld shower attachment, fully tiled enclosed shower with electric 'Mira' shower above, hand wash basin with chrome taps, tiled splashbacks, low level flush WC with slow closing lid, light Oak wood flooring, panel radiator, wall mounted shaver point, extractor, ceiling mounted downlighters and a double glazed upvc front facing window.

## Outside

Leading to the property is a central path way, with a variety of mature plants and shrubs either side. There is a driveway located to the rear-left of the property, which also leads to both the double garage and a timber gate accessing the rear garden. The east facing rear garden is enclosed and is mainly laid to lawn and has a sunken patio area in the rear right corner with pagoda with an external water supply.

## Double Garage

The garage is entered via an electric up and over door, access to the garden via a upvc double glazed door to the right of the garage and a right facing upvc double glazed window. Electric and lighting with storage in the roof space with storage units and worktop.

## Additional Benefits

The property benefits from an electric charging point on the driveway suitable for an electric / hybrid vehicle, air source heat pump heating and a 7.5 kwh solar system with batteries.

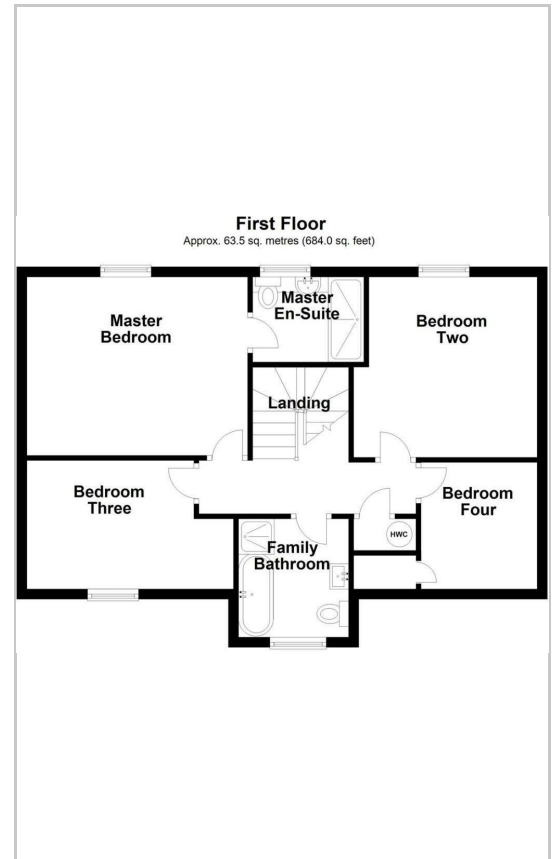
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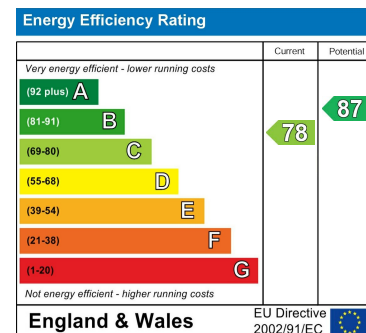
## Area Map



## Floor Plans



## Energy Efficiency Graph



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