



## Central Avenue

Walesby, Newark, NG22 9NR

£430,000



Welcome to this charming property located on Central Avenue in the picturesque village of Walesby, Newark. This delightful bungalow offers a perfect blend of comfort and style, making it an ideal home for those seeking a peaceful retreat.

As you step inside, you are greeted by three spacious reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. The property boasts four well-appointed bedrooms, offering plenty of room for a growing family or visiting guests.

With three modern bathrooms, including en-suites, you can enjoy the convenience and luxury of having your own private space to unwind after a long day. The dormer detached design of this bungalow adds a touch of elegance and character, setting it apart from the rest.

Located in the heart of Walesby, you'll have easy access to the village amenities and the beautiful surrounding countryside.

Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.





### Description

This SIMPLY STUNNING four double bedroom property briefly offers kitchen / diner, lounge, garden room, utility, ground floor cloakroom and four double bedrooms and three bathrooms. Driveway and garage and an enclosed rear garden with a gazebo.

### Entrance Hall

The property can be entered through the formal front door leading into a grand entrance hall with laminate flooring where you are greeted with a solid Oak staircase with carpet under foot. There is recess lighting, coving to the ceiling and zone underfloor heating with the integral door leading into the garage, open plan entrance into the kitchen / diner, solid Oak French doors leading into the lounge and entrance into the utility room.

### Kitchen/ Diner 26'2" x 11'11" (7.98m x 3.65m)

The kitchen / diner is a fabulous family space for all to congregate after a busy day. Herringbone style Cardeen flooring flows through with the benefit of under floor heating, wall and base units in a soft grey with soft closing features and plinth lighting, electric four ring induction hob and fan assisted electric oven, light work tops catching the natural light and recess lighting and a centre island to match. The dining area has a part panelled wall, centre light with access to the side garden.

### Lounge 21'1" x 11'9" (6.45m x 3.59m)

The double solid Oak doors lead to a spacious lounge that has a feature both ends; with a brick effect inset wall with wood lighting one end to a brick built fire place, wood mantle and recess either side for displays. The room has carpet, recess lighting and bi fold doors opening to allow the garden and fresh air come flooding in.

### Sun Room

The sun room has Cardeen flooring, recess lighting and a ceiling lantern with lighting with a multi changing colour function, side door leading under the gazebo and bi fold doors leading into the garden.

### Utility Room

The utility room allows the functional daily appliances to be tucked away from the main living quarters of the house, with wall and base units in a wood effect finish, work top and sink, plumbing for the washing machine. With access to a storage cupboard with the under floor heating system and access to the ground floor cloak room.

### Downstairs WC

The downstairs WC contains a hand basin, wc, window to the side elevation and tiled floor.

### Landing

The landing has drop lighting along with recess lighting and a dual toned banister and carpet under foot with access off to all bedrooms, airing cupboard and family bathroom.

### Master Bedroom 12'8" x 11'11" (3.88m x 3.65m)

The master bedroom is a rear facing double bedroom with central lighting, carpet, radiator, window and access to the walk in wardrobe and en suite..

### Master Ensuite

The master ensuite has partially tiled walls, tiled floor, a window and a four piece bath suite consisting of a wc, hand basin, corner shower with glass screen and a free standing bath with chrome taps and chrome ladder rail.

### Bedroom Two 17'10" x 9'5" (5.46m x 2.88m)

Bedroom two is a front facing double room with built in sliding door double wardrobe, carpet, ceiling and recess lighting, window and radiator.

### Ensuite

The ensuite for bedroom two has a tiled floor, part tiled walls, a corner curved shower with glass doors, mirror with lighting, sink with slow closing wc.

### Bedroom Three 13'1" x 10'10" (4.00m x 3.32m )

Bedroom three is a rear facing double bedroom with a built in triple wardrobe, carpet, centre, recess and wall lighting, radiator with a Dorma style ceiling.

### Bedroom Four 13'1" x 10'10" (4.00m x 3.32m )

Bedroom four is a front facing double room with carpet spotlights window and radiator with Dorma style ceiling.

### Family Bathroom

The family bathroom has tiled flooring, partially tiled walls, a three piece suite consisting of a wc, sink and a 'P' shaped bath with a gravity fed shower over head with glass screen, chrome ladder rail, recess lighting, extractor and rear facing obscure window.

### Outside

Outside is a private fully enclosed garden with a patio area which is partially covered by a gazebo with three Velux windows and tiled room benefiting from outside heaters for all year round use. The garden has a raised brick bed to two aspects with established shrubs and plants and lawn area. There is outside electrics and water tap.

### Garage

The garage has shelving, electric and lighting with an up and over door and integral door leading into the hallway.

### Additional Benefits

The property benefits for ample of purpose built storage cupboards in the eaves.

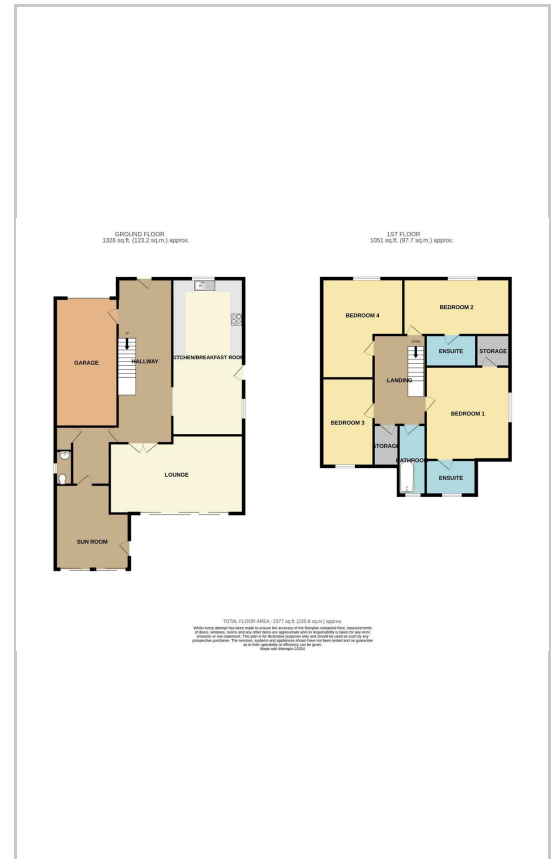
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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