



## Haynes Close

Tuxford, Newark, NG22 0JA

£210,000



Welcome to this charming nearly new semi-detached house located on Haynes Close, Tuxford. This property boasts a modern design and was built in 2022, offering a fresh and contemporary living space for its future owners.

Upon entering, you are greeted by a spacious open plan reception room / kitchen. The property features three cosy bedrooms, providing ample space for a growing family or for those in need of a home office or guest room.

Don't miss the opportunity to make this lovely property your own and enjoy the benefits of modern living in a beautiful setting. Contact us today to arrange a viewing and take the first step towards owning your dream home in Tuxford.



## Description

We are delighted to offer this three bed semi detached home located in the heart of the well-served town of Tuxford, boasting an array of shops, café and the ever sought after Tuxford Academy. The property features three bedrooms (ONE BENEFITTING FROM AN EN-SUITE), open plan living/ kitchen with integrated appliances, as well as a cloakroom and contemporary bathrooms. The property benefits from allocated off road parking, oak veneer internal doors, and enclosed lawned garden.

### Entrance 9'4" x 5'0" (2.86m x 1.54m)

The entrance hall has tiled flooring, a storage cupboard and recessed lighting. This room provides access to the downstairs W/C and open planned lounge area.

### Lounge / Dining Area 15'3" x 14'8" (4.67m x 4.48m)

The lounge is open plan with the dining area and kitchen. The room has tiled flooring throughout, recessed lighting, radiator, stairs leading to the first floor and patio doors allowing access to the rear garden.

### Kitchen 11'11" x 8'0" (3.64m x 2.46m)

The kitchen is open planned to the lounge which also includes the tiled flooring and recessed lighting. In the kitchen there is base and wall units that are grey and blue, white marble effect worktop, integrated electric microwave, oven, induction four ring hob, dishwasher and fridge freezer. The kitchen has a front facing window above the sink.

### Downstairs WC 5'8" x 2'6" (1.75m x 0.77m)

The downstairs WC contains a slow release wc and square hand basin with storage below, tiled flooring, black ladder radiator and a side facing frosted window.

### Landing 11'5" x 6'3" (3.49m x 1.92m)

The landing for the first floor provides access to all of the bedrooms and the family bathroom and is home to the water tank and boiler.

### Master Bedroom 12'4" x 8'0" (3.76m x 2.45m)

The master bedroom is a double room with a carpet, central light, radiator and a rear facing window.

### Master Ensuite 8'2" x 3'3" (2.49m x 1.00m )

The master ensuite consists of tiled flooring, vanity unit, towel rail, mirror, gravity fed shower, slow release wc and a side facing window.

### Bedroom Two 12'0" x 8'0" (3.68m x 2.45m)

Bedroom two is a double front facing room which has a carpet, central light, radiator and window.

### Bedroom Three 7'4" x 6'3" (2.26m x 1.92m)

Bedroom three is a single room with a carpet, a radiator, central lighting and rear facing window.

### Bathroom 6'2" x 5'9" (1.89m x 1.77m)

The family bathroom has tiled flooring and tiled walls, slow release wc, vanity sink, bath with overhead vanity shower and glass screen, towel rail, recessed lighting and rear facing window

## Outside

The property is located in a private cul de sac of just four properties and has allocated parking for two cars with ample turning space. To the rear there is a patio leading out the rear French doors and a fully enclosed lawn garden with fencing and side access gate.

## Additional Benefits

The property benefits from still being in warranty for the NHMC guarantee.

## Disclaimer

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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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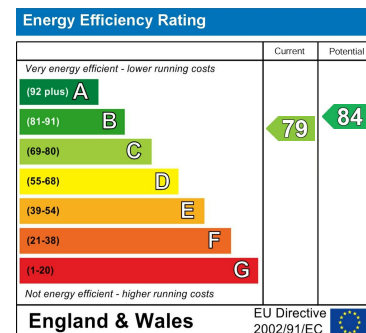
## Area Map



## Floor Plans



## Energy Efficiency Graph



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