



## Tuxford Road

Boughton, Newark, NG22 9JZ

**£550,000**



Clark Estates are delighted to present this impressive detached house offers a perfect blend of space, comfort, and modern living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. Each of the four bathrooms are thoughtfully designed, ensuring convenience and privacy for all occupants.

Two of the standout features of this home is the addition of the one bed annex plus the ample parking space, accommodating in excess of ten vehicles, which is a rare find and perfect for families with multiple cars or for entertaining visitors. The property is set in a secluded tranquil location, providing a peaceful retreat while still being within easy reach of local amenities and transport links.

In summary, this five-bedroom detached house on Tuxford Road is a remarkable opportunity for anyone seeking a spacious and well-appointed family home in Boughton, Newark. With its generous parking and modern amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.



## Description

Generous space inside and out - The spacious layout of this four bedroom detached house plus a one bedroom annex allows for versatile living arrangements either as self contained home office, teenagers accommodation or a granny annex, what ever your family needs require. The property briefly comprises of kitchen, lounge, dining room, sun room, office, ground floor shower room, four bedrooms, three bathrooms, garage and stunning gardens with a driveway for approximately 10 vehicles. In addition the plot benefits from a one bed annex, with kitchen, bedroom and shower room.

Don't miss this rare opportunity !

### Lounge 21'11" x 15'6" (6.69m x 4.73)

The lounge is of a generous size with dual aspect windows to the front and side elevation over looking the beautiful garden with laminate flooring, centre feature of an electric wall mounted fire and hearth, ceiling beam defining the additional back lounge ideal for a quiet reading space, patio doors leading into the sun garden and archway leading into the dining room.

### Kitchen & Utility 11'7" x 11'7" (3.55m x 3.55m)

The kitchen consists of cherry walnut wall and base units, double fan assisted oven, five ring gas hob, dishwasher, breakfast bar and solid wood flooring leading through to the utility room which has the continuation of matching units, worktop, part tiled walls and space for a washing machine. Access to the ground floor shower room and integral garage door. The airing cupboard houses the aqua air heating system.

### Dining Room 3.17m x 3.25m

The dining room is accessed through the lounge or the kitchen and has laminate flooring, recess ceiling lights, pelmet lights and patio door leading to the outside.

### Ground Floor Shower Room 7'4" x 3'9" (2.25m x 1.15m)

The shower room has a walk in shower cubicle with glass door and pump fed shower, aqua board walls and flooring, wc and hand basin encased in a vanity unit.

### Sun Room 12'5" x 8'6" (3.80m x 2.60m)

The sun room is entered off the lounge through patio doors with natural stone tiled flooring, raised inside flower bed, ceiling beams and fan light, and patio doors leading to the rear garden and access door to the office.

### Office 10'11" x 8'0" (3.35m x 2.46m)

The office has laminate flooring, electric points and a rear facing upvc window over looking the garden.

### Stairs & Landing

Leading to the first floor with laminate flooring, wrought iron decorative banister, electric socket and loft access.

### Bedroom One & Ensuite 13'1" x 11'7" (7'2" x 6'2") (4.00m x 3.54m (2.19m x 1.88m))

The master bedroom is a double room with dual aspect windows, laminate flooring, built in wardrobes, recess lights and access into the ensuite shower room which comprises of aqua boarded walls, walk in sliding door shower cubicle with pump fed shower, vanity unit with sink and toilet.

### Bedroom Two 12'7" x 11'6" (3.86m x 3.52m)

A double bedroom front facing with built in wardrobes, carpet and recess lighting.

### Bedroom Three 11'6" x 10'0" (3.53m x 3.05m)

A double bedroom rear facing with laminate flooring and centre ceiling light.

### Bedroom Four 10'2" x 7'1" (3.10m x 2.17m)

A double bedroom with velux window and solid wood flooring.

### Bathroom 10'2" x 7'10" (3.10m x 2.39m)

The bathroom comprises of a corner jacuzzi bath, wc and corner sink with part tiled walls, storage cupboard and velux window with solid wood flooring.

### Garage 17'9" x 14'11" (5.42m x 4.57m)

The property benefits from a garage with an up and over door, Worcester heating system is wall mounted in the garage and run by a HIVE heating control, electrics and lighting and integral door leading into the utility room.

### Annex 18'1" x 16'0" (5.52m x 4.90m)

The annex is located discretely hidden at the bottom of the garden and is ideal as an air B&B, young adults accommodation, home office, granny annex or what ever your needs require! The annex consists of a kitchen area with a sink unit, bedroom and shower room with corner cubicle, sink and wc, recess lighting and laminate flooring throughout with a stable door entrance.

### Outside

The property has parking directly outside the garage door and parking before entering through the double wrought iron gates onto the formal driveway which has accommodated 10 vehicles previously. There are established shrubs and plants throughout the grounds to the rear, front and side gardens with an immaculate lawn, patio area, wooden shed and outside electrics and water supply.

### Additional Information

The windows are triple glazed throughout. There is an electric car charging point to the front of the property.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. 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.

3. 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.

4. 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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLARK ESTATES OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

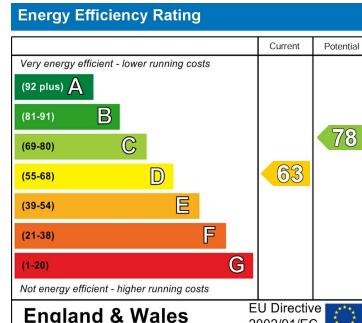
## Area Map



## Floor Plans



## Energy Efficiency Graph



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