



The Beeches, Staythorpe Road

Averham, Newark, NG23 5RA



£384,950

Occupying a generous plot in the picturesque village of Averham, on the outskirts of Newark and conveniently located just off the A617, this spacious Family-Sized Bungalow offers a superb blend of countryside charm and practical living. Designed with family life in mind, the property features a versatile Garden Room that also serves as a Utility Area, complete with plumbing for a washing machine. The classic Shaker-Style Kitchen comes equipped with appliances and a central island, ideal for family gatherings and entertaining. Flowing from the Kitchen, the Dining Room boasts elegant wood flooring that continues through to the Living Room, where a double-sided multi-fuel burner creates a warm and inviting atmosphere between the two spaces. The property includes a well-appointed three-piece Bathroom with an electric shower over the bath, alongside a Master Bedroom suite complemented by its own En-suite Shower Room. Outside, the wrap-around gardens are predominantly laid to lawn, offering ample space for outdoor relaxation, along with a paved patio area perfect for alfresco dining. A double garage with power and lighting completes this fantastic home, providing excellent storage or workshop space. This is a wonderful opportunity to enjoy peaceful village living with easy access to Newark and major road links.





SERVICES

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Nestled in the charming countryside of Nottinghamshire, Averham is a picturesque village located just a short distance from the historic market town of Newark-on-Trent. Known for its peaceful rural atmosphere, Averham offers a quintessential English village experience, surrounded by open fields, scenic walking trails, and a close-knit community feel. The village is home to St. Michael and All Angels Church, a beautiful example of traditional English architecture that adds to Averham's timeless charm. Despite its tranquil setting, Averham is



conveniently located near Newark, providing easy access to a variety of shops, cafes, and cultural attractions, including Newark Castle and the bustling market square. With excellent road and rail links to Nottingham, Lincoln, and beyond, Averham offers the perfect blend of countryside serenity and town connectivity, making it an ideal location for those seeking a relaxed lifestyle within reach of urban amenities.

UTILITY GARDEN ROOM

11' 0" x 9' 5" (3.35m x 2.87m) With uPVC double glazed windows to side and rear, uPVC double glazed door, glazed roof lantern, laminate flooring, plumbing for washing machines and space for a dryer. Door to the reception hall.



DINING ROOM

16' 1" x 11' 8" (4.9m x 3.56m) With uPVC double glazed French doors onto the garden, coving to the ceiling, boiler, openings to hallway, living room and to the kitchen diner. Wood flooring and double sided multi fuel burning stove.

LIVING ROOM

16' 4" x 11' 11" (4.98m x 3.63m) With uPVC double glazed picture window to the front elevation, wood flooring, coving to the ceiling, windows to the side and double sided multi fuel burning stove.

KITCHEN DINER

16' 6" x 12' 4" (5.03m x 3.76m) Fitted with a classic Shaker-style kitchen comprising wall and base units with a worksurface, incorporating a one and a half bowl sink unit with a boiling water tap. Integrated dishwasher, two fitted ovens, fitted microwave and large fridge freezer. Centre island incorporating a breakfast bar, fitted with an induction hob with a stainless steel extractor hood over. Inset spotlights, tiled splashback, tiled floor with under floor heating, coving to the ceiling, uPVC double glazed window to the front elevation, uPVC double glazed internal window to the rear and access to loft space.



INNER HALLWAY

With access to roof space, coving to the ceiling, wood flooring, built-in storage cupboard housing the hot water cylinder, doors to the bedrooms and to the bathroom.

BATHROOM

9' 5" x 6' 2" (2.87m x 1.88m) Fitted with a white three-piece suite comprising a P-shape bath with an electric shower over, wash hand basin set within a vanity unit and low-level WC. Tiled floor, tongue and groove feature paneling to walls, tiled splashbacks, inset spotlights, chrome heated towel rail, extractor, and uPVC double glazed opaque window to the side elevation.

MASTER BEDROOM

16' 3" x 13' 0" maximum measurements L-Shape (4.95m x 3.96m) With uPVC double glazed windows to the front and side elevations, radiator and door to en-suite.





EN-SUITE

6' 2" x 5' 2" (1.88m x 1.57m) Fitted with a white three-piece suite, comprising a shower cubicle with a mains, fed shower, wash handbasin, set within a vanity unit and low-level WC. Chrome heated towel rail, tiled floor, tiled and wash board, splashback's, inset, spotlights, extractor, and UPVC double glazed opaque window to the rear elevation.

BEDROOM TWO

13' 6" x 9' 8" (4.11m x 2.95m) With uPVC double glazed window to the rear elevation, radiator and built in storage.

BEDROOM THREE

10' 2" x 7' 10" (3.1m x 2.39m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

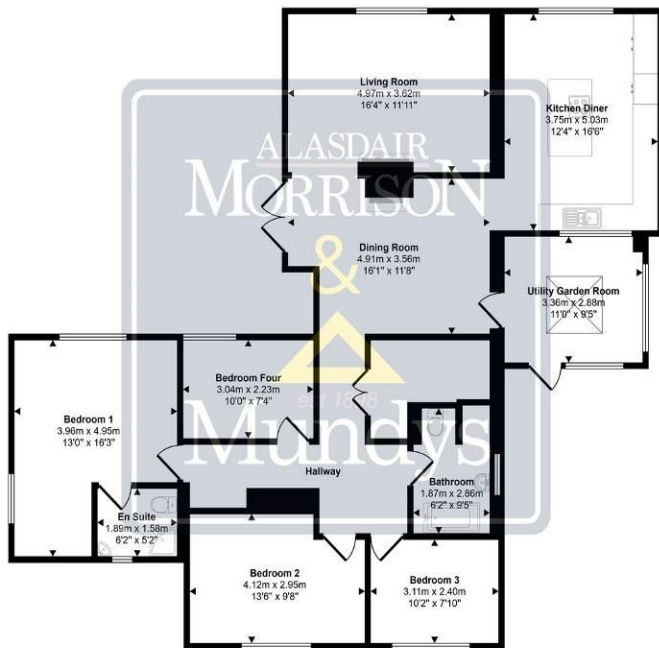
10' 0" x 7' 4" (3.05m x 2.24m) With uPVC double glazed window to the front elevation and a radiator.

OUTSIDE

Wrap around garden, mostly laid to lawn with a paved patio area. driveway at the side and detached double garage.



Approx Gross Internal Area
140 sq m / 1510 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.