



9 Fell Croft, Farndon, Newark,
Nottinghamshire, NG24 3TB

Open To Offers £270,000

Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Well located in the tranquil cul-de-sac of Fell Croft, this modern two bedroom detached bungalow offers a delightful blend of comfort and convenience. The property is ideally situated within close proximity to excellent local amenities, including a shop, a riverside restaurant, a pub and a primary school and just 3 miles from Newark town centre, making it perfect for those seeking to downsize from a larger home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a generous 17-ft lounge, providing an inviting space for relaxation and entertainment. The bungalow boasts a lovely conservatory extension, which has patio doors connecting to the garden. The modern fitted kitchen is well-equipped with modern fittings.

This property features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. The shower room is fitted with a contemporary white suite and a double shower cubicle with a drying area, adding a touch of luxury to your daily routine.

Outside, the property is equally impressive, with a spacious block-paved driveway that provides convenient off-road parking for two cars. Gated access leads to additional parking and a single garage, offering vehicle storage or workshop space. The enclosed low maintenance garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

This bungalow is very well presented throughout, featuring gas central heating and UPVC double glazing, ensuring comfort and energy efficiency. With its desirable location and appealing features, this property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area.

Farndon village is just two miles from Newark town centre and Newark Northgate railway station with trains connecting to London King's Cross with journey times of just over 75 minutes. The village has excellent amenities including a primary school with good Ofsted report, convenience store, pubs, and a popular riverside restaurant. There are delightful riverside walks and Farndon

Marina. Farndon sports ground and cricket club boast a new pavilion. The village has convenient access to Nottingham and Leicester via the A46 trunk road and nearby access points to the A1 dual carriageway.

This detached bungalow is constructed of brick elevations under a tiled roof covering. The central heating system is gas fired and there are replacement uPVC double glazed windows. The living accommodation can be described in more detail as follows:

ENTRANCE HALL

12'8 x 3'10 (3.86m x 1.17m)
(plus 10'3 x 2'11)

Composite entrance door, radiator, laminate floor covering, loft access hatch.

LOUNGE

17'8 x 11'3 (5.38m x 3.43m)



Radiator, laminate floor covering, coved ceiling, sliding double glazed patio doors giving access to conservatory.

CONSERVATORY

17'8 x 9'6 (5.38m x 2.90m)



A uPVC double glazed conservatory built on a brick base with polycarbonate roof covering. There are two uPVC double glazed doors giving access to the garden and driveway. Slate floor tiles.

KITCHEN

20'4 x 9'1 (6.20m x 2.77m)
(narrowing to 5'11)



Fully tiled walls, uPVC double glazed window to side elevation, uPVC double glazed rear entrance door giving

access to conservatory. Designer stainless steel radiator. Ceramic tile floor covering. Modern fitted base cupboards and drawers with working surfaces over. Composite one and a half bowl sink and drainer. Fitted appliances include NEFF induction hob, Samsung electric oven, extractor fan. Eye level wall mounted cupboards, fully tiled walls.

BEDROOM ONE

11'3 x 10'9 (3.43m x 3.28m)



UPVC double glazed window to front elevation, laminate floor covering, radiator.

BEDROOM TWO

10'9 x 9'2 (3.28m x 2.79m)



UPVC double glazed window to front elevation, radiator, laminate floor covering.

SHOWER ROOM

8'3 x 6'6 (2.51m x 1.98m)



UPVC double glazed port-hole style window to the side elevation, heated towel rail. Ceramic tiled floor, fully tiled walls. Modern white suite comprising pedestal wash hand basin and low suite WC. Double shower cubicle with tray, tiling to the walls, glass screen, wall mounted shower and a tiled drying area immediately adjacent to the shower cubicle.

OUTSIDE



The property is situated in a quiet cul-de-sac populated with similar bungalows. There is a low maintenance gravelled open plan frontage, block paved driveway with parking for two vehicles. Wooden centre opening gates give access to additional parking for one car and a semi-detached single garage constructed of brick elevations under a tiled roof covering with an up and over door. There is a low maintenance enclosed garden at the rear of the bungalow laid out with a stone paved patio terrace and borders planted with flowers and shrubs.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired. There are 17 roof mounted solar panels which we believe to be leased with a 13 year term remaining.

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

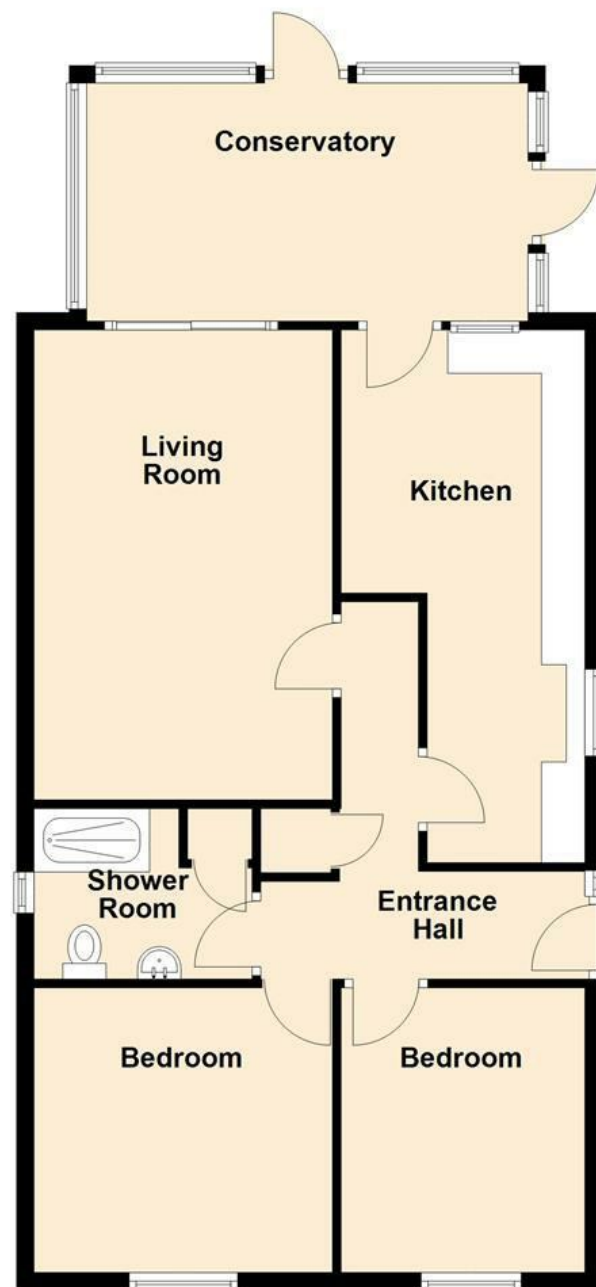
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band C.


Floor Plan

Approx. 83.6 sq. metres (899.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>		94	98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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