

16 Murdoch Close, Farnsfield, Newark,
Nottinghamshire, NG22 8FE

Guide Price £600,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Impressive Detached Family Home
- Five Double Bedrooms, All with Fitted Wardrobes
- Three Generous Reception Rooms
- Useful Utility Room & Ground Floor WC
- Block-Paved Driveway & Detached Double Garage
- Approximately 1,900 sq.ft.
- Two En-suite Shower Rooms & Family Bathroom
- Large L-Shaped Dining Kitchen
- No Upward Chain
- Mature, Private Westerly-Facing Garden

We are pleased to bring to the market this impressive detached family home, occupying a delightful position at the end of a cul-de-sac within a popular and well-regarded residential location. Offered for sale with the advantage of no upward chain, the property provides approximately 1,900 sq. ft. of well-appointed accommodation, thoughtfully arranged to offer an excellent level of space and versatility for modern family living.

The accommodation includes a spacious and welcoming entrance hall, leading through to a large L-shaped dining kitchen with French doors opening onto the rear garden and access to a useful utility room. There are three generously proportioned reception rooms in total, including a particularly spacious lounge with French doors onto the garden, a separate bay-fronted dining room and a good-sized home office or playroom, making this an ideal choice for families seeking flexible living space. A ground floor WC completes the accommodation at this level.

To the first floor, the property offers an exceptional level of bedroom accommodation, with five double bedrooms, all benefiting from fitted wardrobes. Two of the bedrooms enjoy their own en-suite shower rooms, whilst the remaining three are served by a well-appointed four-piece family bathroom.

The plot and position are particular features of this lovely home, tucked away at the end of the cul-de-sac with a block-paved driveway providing off-road parking for several vehicles, together with a detached brick-built double garage. There are attractive, mature gardens to both the front and rear, with the rear garden enjoying a favourable westerly aspect and a good degree of privacy, creating an ideal outdoor space for family enjoyment and entertaining.

Viewing is highly recommended to appreciate the generous proportions, versatile accommodation and delightful setting of this substantial family home.

ACCOMMODATION
A part-glazed entrance door with a letterbox opens into the entrance hall.

ENTRANCE HALL
A spacious L-shaped hall with engineered oak flooring, a central heating radiator and decorative ceiling cornicing. A spindled staircase rises to the first floor, with a useful storage cupboard beneath.

LOUNGE
A well-proportioned reception room with decorative ceiling cornicing, two central heating radiators and a uPVC double-glazed window. Double-glazed uPVC French doors open onto the rear garden. A feature fireplace with a stone-effect surround houses a coal-effect gas fire.

OFFICE
A front-facing reception room with decorative ceiling cornicing, a central heating radiator and a uPVC double-glazed bay window.

LIVING DINING KITCHEN
A spacious L-shaped room with fitted base and wall units, bevelled-edge worktops, tiled splashbacks and an inset one-and-a-half-bowl stainless steel sink with a single drainer and mixer tap. Integrated appliances include a Siemens dishwasher, a Bosch eye-level double oven, a four-burner gas hob with extractor hood and a fridge-freezer. The kitchen area has tiled flooring, a uPVC double-glazed window overlooking the rear garden and a door to the utility room.

The adjoining living area has engineered oak flooring, two central heating radiators and uPVC double-glazed windows to the side and rear. Double-glazed uPVC French doors open onto the garden.

UTILITY ROOM
Fitted units and worktops with tiled splashbacks and an inset stainless steel sink with a single drainer and mixer tap. There is space beneath the worktop for appliances, including plumbing for a washing machine. The room also has tiled flooring, a built-in storage cupboard, a central heating radiator, a part-glazed exterior door and a wall-mounted Ideal Logic central heating boiler with programmer.

GROUND FLOOR WC
Fitted with a white Ideal Standard suite comprising a pedestal washbasin with separate hot and cold taps, a tiled splashback and a close-coupled WC. There is also a central heating radiator, decorative ceiling cornicing and an obscured uPVC double-glazed window to the side.

DINING ROOM
A spacious reception room with decorative ceiling cornicing, a central heating radiator and a uPVC double-glazed bay window to the front.

FIRST FLOOR LANDING
A spacious galleried landing with a central heating radiator and an airing cupboard housing the hot water cylinder.

BEDROOM ONE
A large double bedroom with a front-facing uPVC double-glazed window, a central heating radiator and fitted wardrobes with hanging rails and shelving. A door leads to the en-suite shower room.

EN SUITE SHOWER ROOM
An Ideal Standard suite comprising a pedestal washbasin with separate hot and cold taps, a close-coupled WC and a shower enclosure with a glazed folding door and mains-fed Mira shower. The room has tiled splashbacks, an electric shaver point, a central heating radiator, a ceiling-mounted extractor fan and an obscured uPVC double-glazed window to the side.

BEDROOM TWO
A double bedroom with a rear-facing uPVC double-glazed window, a central heating radiator and fitted wardrobes with hanging rails and shelving

BEDROOM THREE
A double bedroom with a rear-facing uPVC double-glazed window, a central heating radiator and a fitted wardrobe with a hanging rail and shelving. A door leads to the en-suite shower room.

EN SUITE SHOWER ROOM
A white Ideal Standard suite comprising a pedestal washbasin with separate hot and cold taps, a close-coupled WC and a shower cubicle with a mains-fed Mira shower. The room has tiled splashbacks, an electric shaver point, a central heating radiator, a ceiling-mounted extractor fan and an obscured uPVC double-glazed window to the rear.

BEDROOM FOUR
A double bedroom with a front-facing uPVC double-glazed dormer window, a central heating radiator and a fitted wardrobe with a hanging rail and shelving.

BEDROOM FIVE
A front-facing bedroom with a uPVC double-glazed dormer window, a central heating radiator and a fitted wardrobe with a hanging rail and shelving.

FAMILY BATHROOM
A four-piece suite comprising a panelled bath and pedestal washbasin, both with separate hot and cold taps, a close-coupled WC and a shower cubicle with a glazed door and mains-fed Mira shower. The room has tiled splashbacks, an electric shaver point, a central heating radiator, a ceiling-mounted extractor fan and an obscured uPVC double-glazed window to the rear.

DRIVEWAY AND GARAGE
A herringbone block-paved driveway leads from the front of the plot to the detached double garage and provides space for parking and turning.

GARDENS
The property occupies a mature plot with a lawn to the front and a paved path to the entrance. The rear garden is mainly laid to lawn and includes a small paved patio seating area.

COUNCIL TAX BAND
The property is currently registered as council tax band G

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

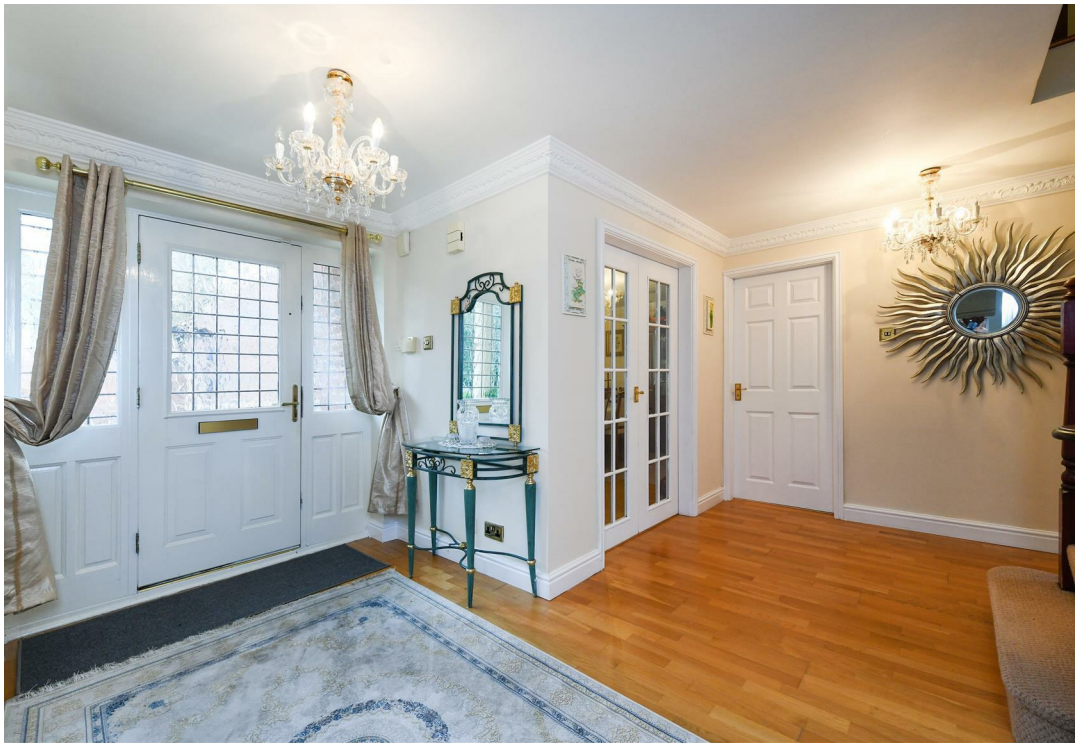
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

























































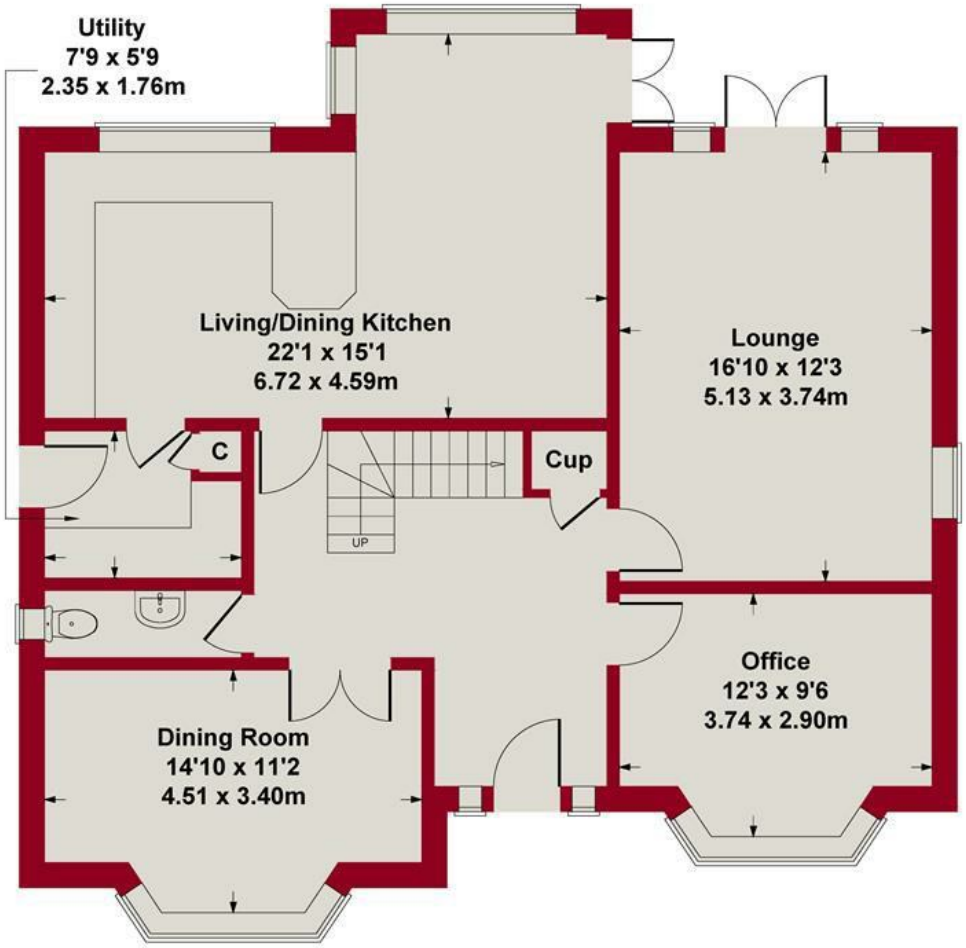




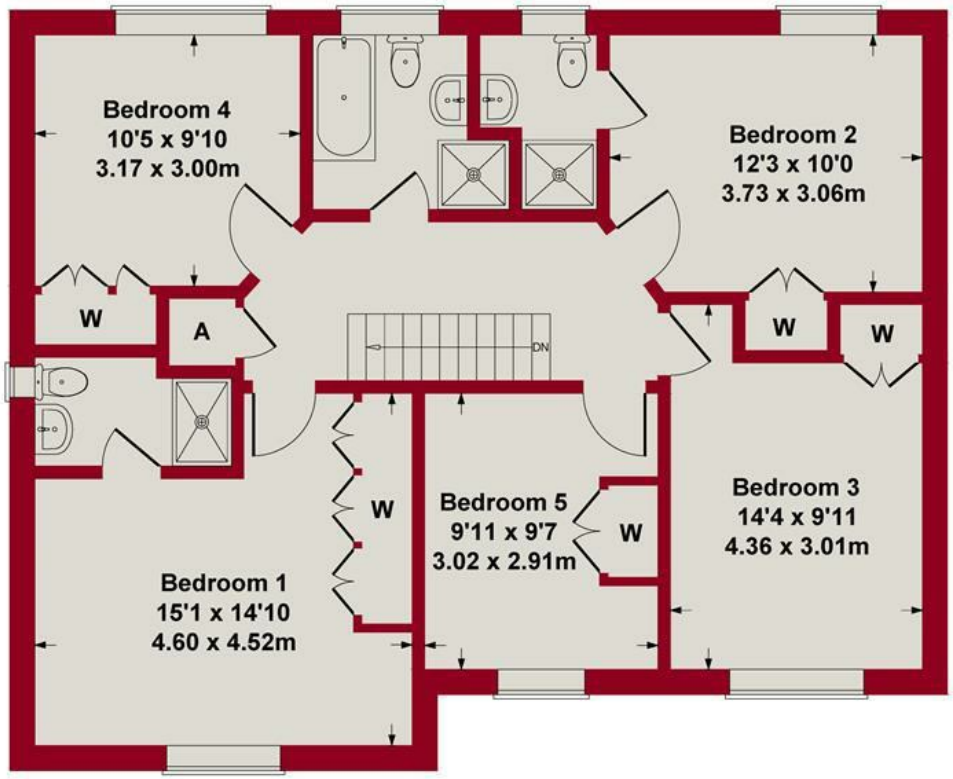




Approximate Gross Internal Area
1894 sq ft - 176 sq m



GROUND FLOOR

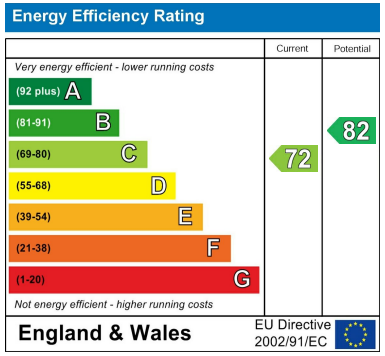


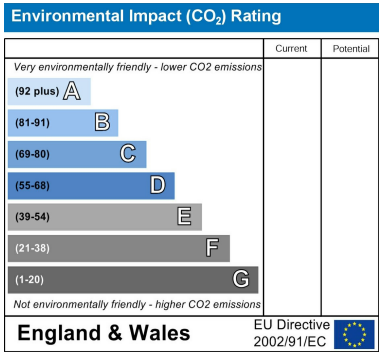
FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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