



24 Chestnut Way
Tuxford, Newark, NG22 0JX

£300,000

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GUIDE PRICE £300,000-£325,000

A FAMILY SANCTUARY ON CHESTNUT WAY

Tucked away at the quiet end of a private cul-de-sac, this impressive four-bedroom detached residence offers the perfect balance of space, versatility, and charm. From the peaceful summer house to the expansive living areas, every inch of this home is designed for modern family life.

The Heart of the Home

The ground floor is defined by its superb flow, featuring three distinct reception rooms. Whether you're hosting a formal dinner in the dining room, enjoying a movie night in the spacious lounge, or escaping to the snug for some quiet time, there is a space for every mood. The breakfast kitchen serves as a bright hub for morning coffee and culinary creativity, supported by a highly practical utility room and dedicated boot room—essential for muddy boots after a local countryside stroll.

Rest and Retreat

Upstairs, you'll find four generously sized bedrooms. The Master benefits from an ensuite, while the remaining bedrooms are served by a family bathroom, ensuring plenty of space for growing families or overnight guests.

An Outdoor Haven

The rear garden is a true "green-fingered" paradise. Meticulously maintained lawn and lush shrub borders create a vibrant backdrop for outdoor living.

- Relax: Enjoy your morning coffee in the charming summer house.
- Entertain: Host summer BBQs across multiple seating areas.
- Grow: A greenhouse and garden shed are ready for your next gardening project.

Location & Logistics

Located in the historic market town of Tuxford, you are walking distance from local butchers, shops, and the highly-regarded Tuxford Academy. Commuters will love the easy access to the A1 and the quick rail links to London Kings Cross via nearby Retford or Newark.





Entrance Hall

Lounge
12'5 x 18'5 (3.78m x 5.61m)

Dining Area
10'4 x 11'8 (3.15m x 3.56m)

Kitchen
9'7 x 13'8 (2.92m x 4.17m)

Boot Room
8'8 x 7'2 (2.64m x 2.18m)

Utility Room
8'1 x 9'6 (2.46m x 2.90m)

Snug
7'11 x 15'5 (2.41m x 4.70m)

Landing

Bedroom One
12'9 x 10'8 (3.89m x 3.25m)

Ensuite
9'4 x 4'9 (2.84m x 1.45m)

Bedroom Two
12'8 x 8'11 (3.86m x 2.72m)

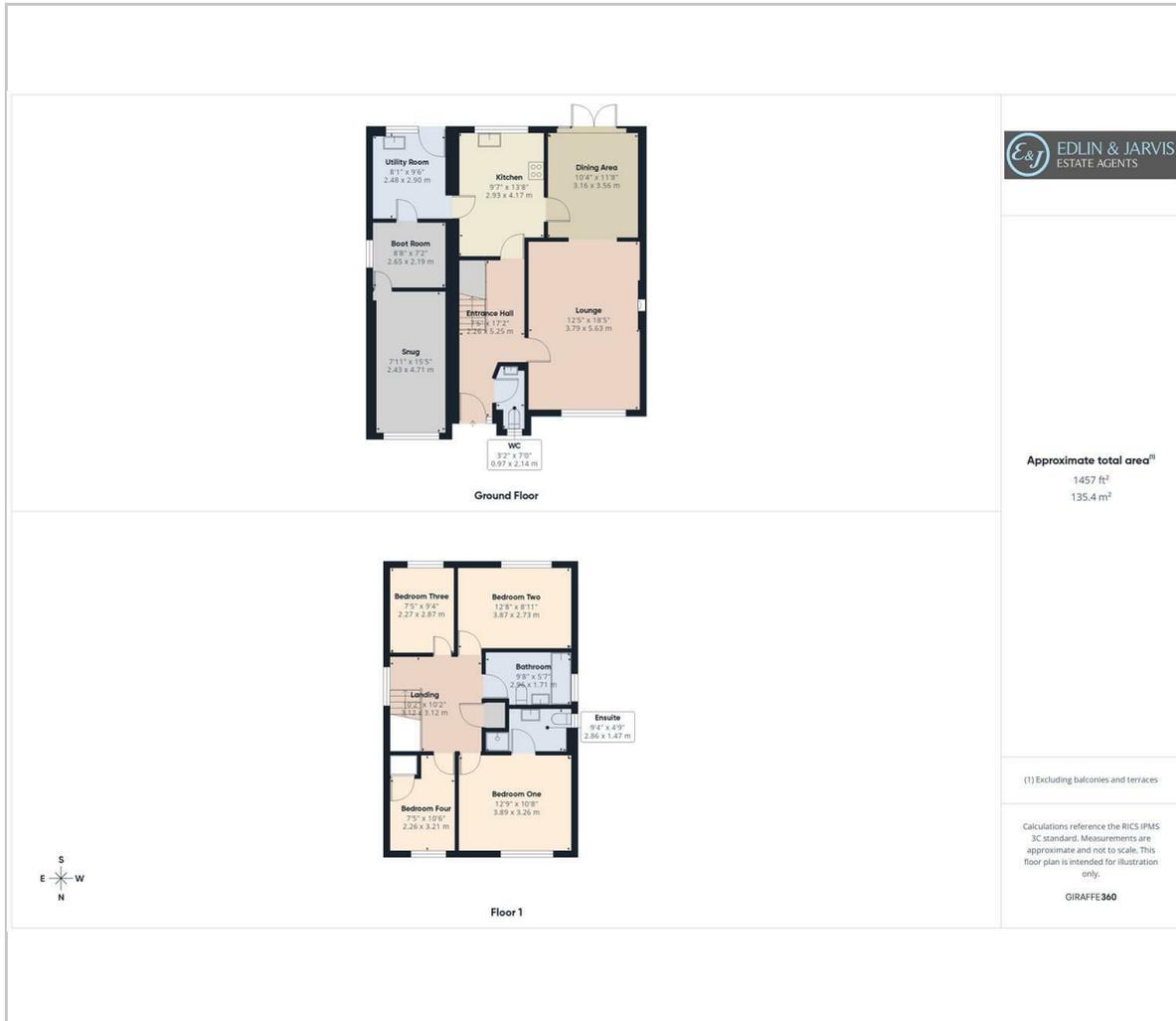
Bedroom Three
7'5 x 9'4 (2.26m x 2.84m)

Bedroom Four
7'5 x 10'6 (2.26m x 3.20m)

Bathroom
9'8 x 5'7 (2.95m x 1.70m)



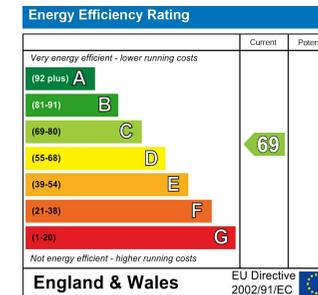
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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