



Offers In The Region Of £265,000 Freehold

2 EASTERN COURT | NEWARK | NG24 1RT

BuckleyBrown
ESTATE AGENTS

NO UPWARD CHAIN! Set within a quiet courtyard and a short walking distance to Newark town centre, this charming detached bungalow presents a fantastic opportunity for anyone seeking easy, single-storey living. With three bedrooms and versatile accommodation, it's ideal whether you're downsizing, moving area, or simply looking for a peaceful place to call home.

A generous entrance porch welcomes you in, leading through to a spacious hallway with built in wardrobe, that immediately gives a sense of the space on offer. The main living room is inviting, featuring solid oak flooring and units and plenty of natural light from the large patio-style doors that open directly to the garden — creating a lovely connection between indoors and out. The property benefits from gas central heating throughout.

The kitchen is well laid out with traditional wooden units, ample work surfaces and space for appliances. There's also room for a dining area, making it perfect for casual meals or entertaining. A separate utility room just off the kitchen, providing a practical spot for laundry and additional access to the outside. One single and two good sized double bedrooms, offer flexibility to suit your needs, whether as sleeping accommodation, a home office, or hobby space. Two overlook the front aspect, while the third enjoys views across the garden. Completing the interior is a family bathroom fitted with a three-piece suite and separate shower.

Outside, the wrap-around landscaped gardens provide a peaceful space to relax, with two patio areas, lawn and mature borders. To the front, there is a paved and gravel driveway along with a single garage, offering convenient parking and storage.

Located in the Newark-on-Trent, the property is close to a wide range of shops, cafés, restaurants, schools, walks and leisure facilities. Transport links, including Newark North Gate and Newark Castle train stations, together with the nearby A1 and A46.

Must be viewed to be truly appreciated!





Hall

With a double built in cloakroom and access to;

Living Room 13'1" x 17'7"

Complete with a feature fireplace, central heating radiators and a window/sliding double doors to rear elevation.

Kitchen/Diner 10'9" x 18'2"

Complete with a range of cabinetry and units with work surfaces above. Including space for a dining room table and chairs along with dual aspect windows. With an enclosed garden on two sides of the property with access to the garage side door.

Utility 5'3" x 7'9"

Including an inset sink and an external door to side elevation.

Porch

With access to the hall.

Bedroom One 9'8" x 11'8"

Complete with central heating radiator and window to front elevation.

Bedroom Two 8'9" x 11'8"

Complete with central heating radiator and window to the garden elevation.

Bedroom Three 6'4" x 8'1"

Complete with central heating radiator and window to side elevation.

Bathroom 5'3" x 8'0"

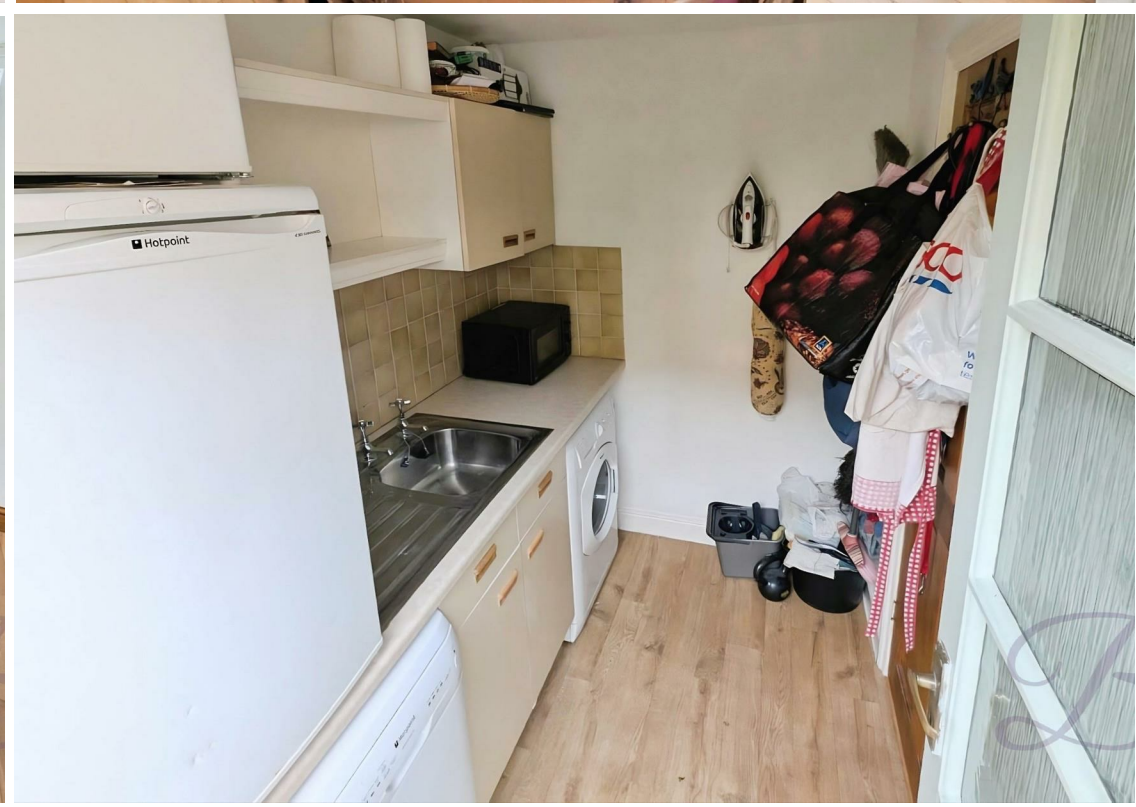
Complete with a four piece suite. Including window to the garden elevation.

Outside

The rear garden hosts a patio seating area



with painted trees and shrubs surrounding. To the front offers a garage and driveway for added convenience.



Ground Floor
94 Sq.m/ 1007.18 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

77
62

2 EASTERN COURT
NEWARK
NG24 1RT



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BuckleyBrown
ESTATE AGENTS