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## 8 Behay Gardens

Staythorpe, Newark, NG23 5RL



Book a Viewing

**£250,000**

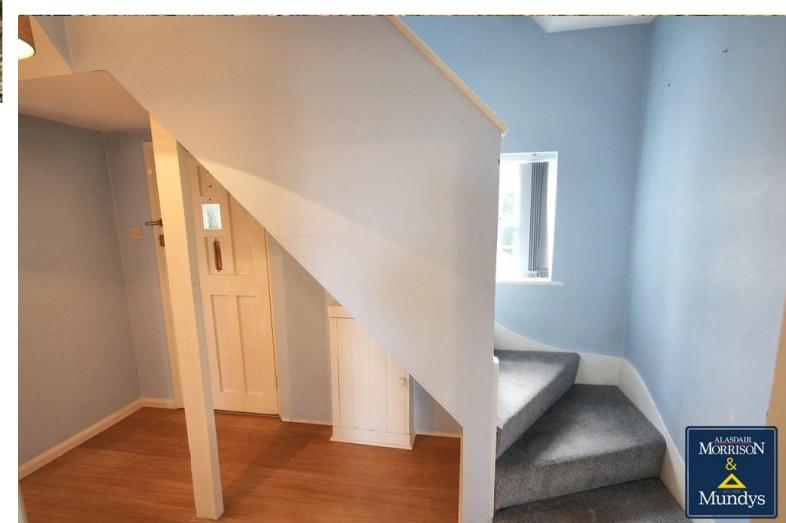
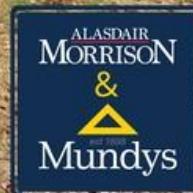
Nestled in the picturesque village of Staythorpe, this delightful property offers a unique opportunity to become part of a community rich in history. Built in 1947, the ten cottages of Behay Gardens were originally designed to house the Managers and Chemists of the newly established Power Station, creating a close knit neighbourhood of family homes. This inviting home occupies a generous plot with stunning views of open countryside. The property features a welcoming porch and entrance hallway, providing access to a convenient downstairs WC. The spacious living room boasts elegant herringbone-style wood flooring, a cozy log burner and patio doors that open onto the rear garden, offering the perfect space to relax or entertain. The kitchen is complemented by a dining room, creating a practical and sociable layout ideal for family life. Upstairs, there are three well proportioned bedrooms, along with a family bathroom. A garage is located nearby, providing additional storage or secure parking. With its generous plot, countryside views and rich heritage, this property presents a rare opportunity to own a characterful home in a sought after location. Viewings are highly recommended to fully appreciate the charm and potential this unique home has to offer.



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**EPC RATING** – E.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Staythorpe is a small village in Nottinghamshire located near the town of Newark-on-Trent and is part of the Civil Parish of Averham, Kelham and Staythorpe. The village is relatively quiet and rural, with a history rooted in agriculture and local industry.

#### **PORCH**

With double glazed wooden door, uPVC double glazed windows to either side and a door leading to the entrance hall.

#### **ENTRANCE HALL**

With stairs to the first floor accommodation, radiator, laminate flooring and doors to the living room, kitchen and the downstairs WC.





#### LIVING ROOM

19' 7" x 13' 11" (maximum into recess) (5.97m x 4.24m) With uPVC double glazed window to the front elevation, uPVC double glazed windows and French doors on to the rear garden with countryside views, coving to the ceiling, wall light points, radiators, wooden herringbone style flooring and a wood burning stove.



#### KITCHEN

10' 9" x 10' 4" (3.28m x 3.15m) Fitted with a range of wall and base units with a work surface incorporating a circular sink and drainer with a stainless steel mixer tap, fitted oven, ceramic hob, stainless steel extractor hood, under counter spaces for a dishwasher and a washing machine, freestanding space for a fridge freezer, built-in cupboard housing the solid fuel boiler, tiled splash-backs, laminate flooring, coving to the ceiling, uPVC double glazed windows to the side elevation and door to the dining room.



#### DINING ROOM

9' 3" x 8' 11" (2.82m x 2.72m) With uPVC double glazed window to the rear elevation with countryside views and uPVC double glazed opaque door at the side onto the garden.

#### WC

Fitted with a two piece suite comprising a low-level WC and wash hand basin with mixer tap, laminate flooring, tiled splash-backs and a uPVC double glazed window to the side elevation.

#### LANDING

With uPVC double glazed window to the front elevation, access to the loft and doors to the bedrooms and bathroom.

#### BEDROOM ONE

13' 3" (into recess) x 10' 3" (4.04m x 3.12m) With uPVC double glazed window to the rear elevation with countryside views, radiator and coving to the ceiling.

#### BEDROOM TWO

10' 2" x 8' 10" (3.1m x 2.69m) With uPVC double glazed window to the side elevation with countryside views, radiator, coving to the ceiling, built-in airing cupboard housing the hot water cylinder and access to further storage into the eaves.

#### BEDROOM THREE

9' 7" x 8' 10" (2.92m x 2.69m) With uPVC double glazed window to the front elevation, coving to ceiling, radiator and laminate flooring.

#### BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) Fitted with a white three piece suite comprising a panelled bath with a mixer shower attachment, pedestal wash hand basin and low level WC, laminate flooring, radiator, tiled splash-backs and a uPVC double glazed window to the side elevation.





## OUTSIDE

The property benefits from a garage and parking in a nearby block. To the front is a lawned garden with pathway and gated access leading to the rear garden. The rear garden is principally laid to lawn and has countryside views to the rear.

### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringos 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.

CW&H, Callum Lyman and J Walter will be able to provide information and services they offer relating to surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services who 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.

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### GETTING A MORTGAGE

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### 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

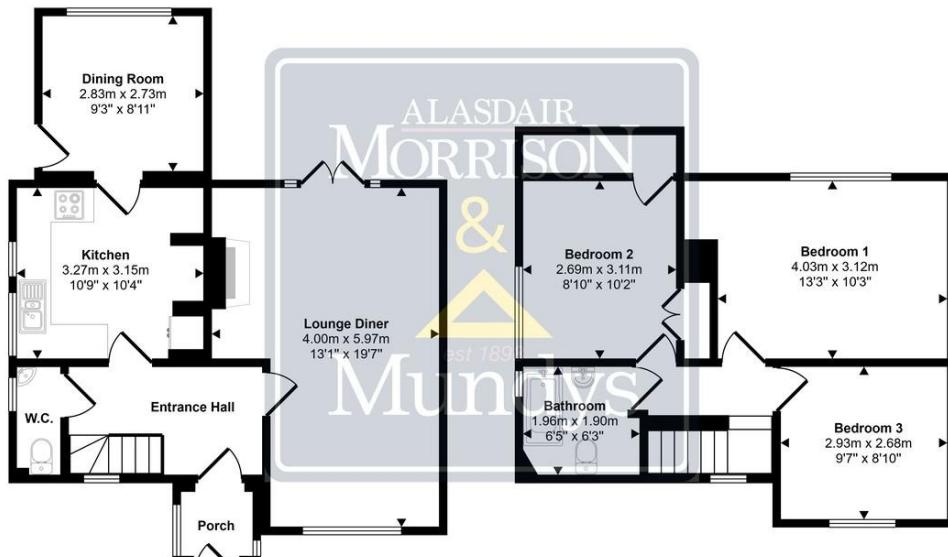
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Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 52 sq m / 555 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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