# The Birches, 1A Village Way, Farndon, Newark, NG24 4SX

**£290,000**

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

Well positioned in the charming village of Farndon, near Newark, this beautifully presented two bedroom detached bungalow on Village Way offers a perfect blend of modern living and quiet surroundings. Offering an impressive 1,076 square feet, this property features two inviting reception rooms, including a generous 23 ft lounge that serves as the heart of the home. The spacious uPVC double-glazed conservatory extension provides an ideal space for relaxation or entertaining, seamlessly connecting the indoor and outdoor areas.

The bungalow boasts two well-proportioned bedrooms, ensuring ample space for family or guests. The modern kitchen is thoughtfully designed and well-appointed with integral appliances, making it ideal for any home cook. The property also includes a stylish shower room, enhancing the overall convenience and comfort of the home.

Set within a quiet cul-de-sac, this bungalow is surrounded by beautifully landscaped gardens at both the front and rear, offering a secluded outdoor retreat. The well-maintained gardens provide a perfect setting for enjoying good weather or hosting gatherings with friends and family.

Parking is convenient with space for one vehicle, adding to the practicality of this delightful home. The location is ideal, with local amenities just a stone's throw away, ensuring that everything you need is within easy reach.

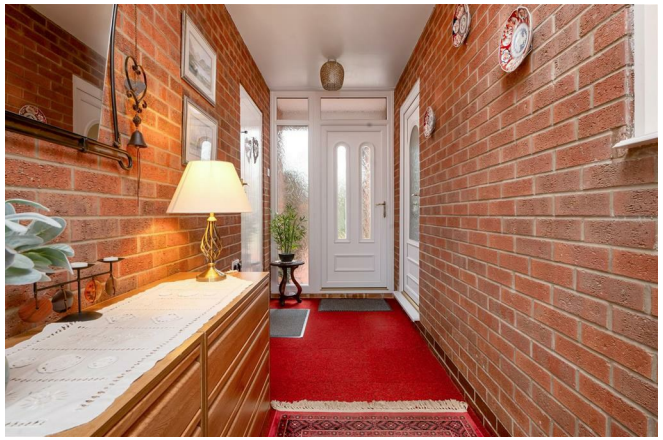
This individually built modern detached bungalow is a rare find, combining comfort, modern fittings, and a well regarded village location. It presents an excellent opportunity for those seeking a lovely home in a desirable and well served village location.

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.

Constructed with brick elevations under a tiled roof covering. The living accommodation has the benefit of gas fired central heating and uPVC double glazed windows. The living accommodation can be described in more detail as follows:

## ENTRANCE HALL
15' x 4'11 (4.57m x 1.50m)

UPVC double glazed doors to the front and rear elevations, fitted new in 2024. Personal door leading to single garage.



## INNER HALL
11'5 x 2'7 (3.48m x 0.79m)
(plus 7'9 x 3'11)

L-shaped. UPVC double glazed side door from entrance hall new in 2024. Radiator, built in double airing cupboard housing an Alpha gas fired central heating boiler and hot water cylinder, latted shelf.

## LOUNGE
23'6 x 11'8 (7.16m x 3.56m)
(measurement into bay window)

Walk in bay with uPVC double glazed window to the front

elevation, uPVC double glazed sliding patio doors leading to the conservatory extension. Attractive marble fireplace and hearth housing an electric fire, single panelled radiator, double panelled radiator, tv point, four double power points, one single power point, coved ceiling.

## CONSERVATORY
13'1 x 8'8 (3.99m x 2.64m)

UPVC double glazed conservatory, triple polycarbonate roof fitted in 2020. UPVC double glazed French doors giving access to the rear garden, double power point and single power point.

## KITCHEN
11'8 x 9'10 (3.56m x 3.00m)

UPVC double glazed window to front elevation, radiator, space for a small dining table, ceramic tiled floor covering. Range of modern fitted kitchen units with cream doors comprising base cupboards and drawers, also incorporating two magic corners with carousel and fold out shelves. Working surfaces over with inset stainless steel one and a half bowl sink and drainer. Metro style tiling to splashbacks, plumbing and space for automatic washing machine. Eye level wall mounted cupboards including a leaded light display cabinet. Extractor fan, under unit lights, tall cupboard. Integral appliances include fridge freezer, NEFF electric oven and gas hob and an Essentials slimline dishwasher. Coved ceiling, four double power points.

## SHOWER ROOM
7'2 x 6'9 (2.18m x 2.06m)

Ceramic tiled floor, uPVC double glazed window to side

elevation, coved ceiling. Wall mounted heated chrome towel radiator. Modern white suite including a wash hand basin with mixer tap, cream vanity unit including base cupboards, wall cupboards and cabinet with mirrored door. Part tiled walls, walk in double shower with shower boards to the walls, grab handle, glass screen and flipper door. Wall mounted shower.

## BEDROOM ONE

12'6 x 11'8 (3.81m x 3.56m)
(narrowing to 9'9)

Fitted bedroom furniture including two double wardrobes, one single wardrobe, dressing table and drawers, Two cupboards. UPVC double glazed window to side and rear elevations, coved ceiling, two double power points.

## BEDROOM TWO

9'11 x 9'3 (3.02m x 2.82m)

Radiator, uPVC double glazed window to rear elevation, two double power points.

## SINGLE GARAGE

17'7 x 8'6 (5.36m x 2.59m)

Brick built integral garage with up and over door to the front, light and two double power points. Range of former kitchen units including base cupboards and wall cupboards, ideal for storage. Loft access hatch and ladder. The loft is half boarded.

## OUTSIDE

The property is well positioned on a secluded plot with a wide frontage. To the front boundary there is a brick boundary wall and centre opening wrought iron gates leading to a concrete driveway with parking for one car which in turn leads to the single garage. The recently landscaped front garden is laid out with low maintenance gravelled areas with a paved pathway and several semi-circular shaped borders with brick edges. Wooden boarded fence and gate lead to the side and rear gardens.

To the side of the bungalow there is a pathway and timber built garden shed. The secluded rear garden is well laid out and has a lawn with shrub borders, a spacious paved patio

terrace connecting to the conservatory, raised semi-circular shaped bed with slate chippings, small paved patio area at the rear of the garden with a wooden seat and canopy. Outside tap.

## TENURE
The property is freehold.

## SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with an Alpha gas boiler located in the airing cupboard.

## POSSESSION
Vacant possession will be given on completion.

## VIEWING
Strictly by appointment with the selling agents.

## 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.

**The Birches, 1a Village Way, Farndon**
**Approximate Gross Internal Area**
**Main House =** 90 sq.m/968 sq.ft
**Garage** = 13 sq.m/145 sq.ft
**Total** = 103 sq.m/1113 sq.ft

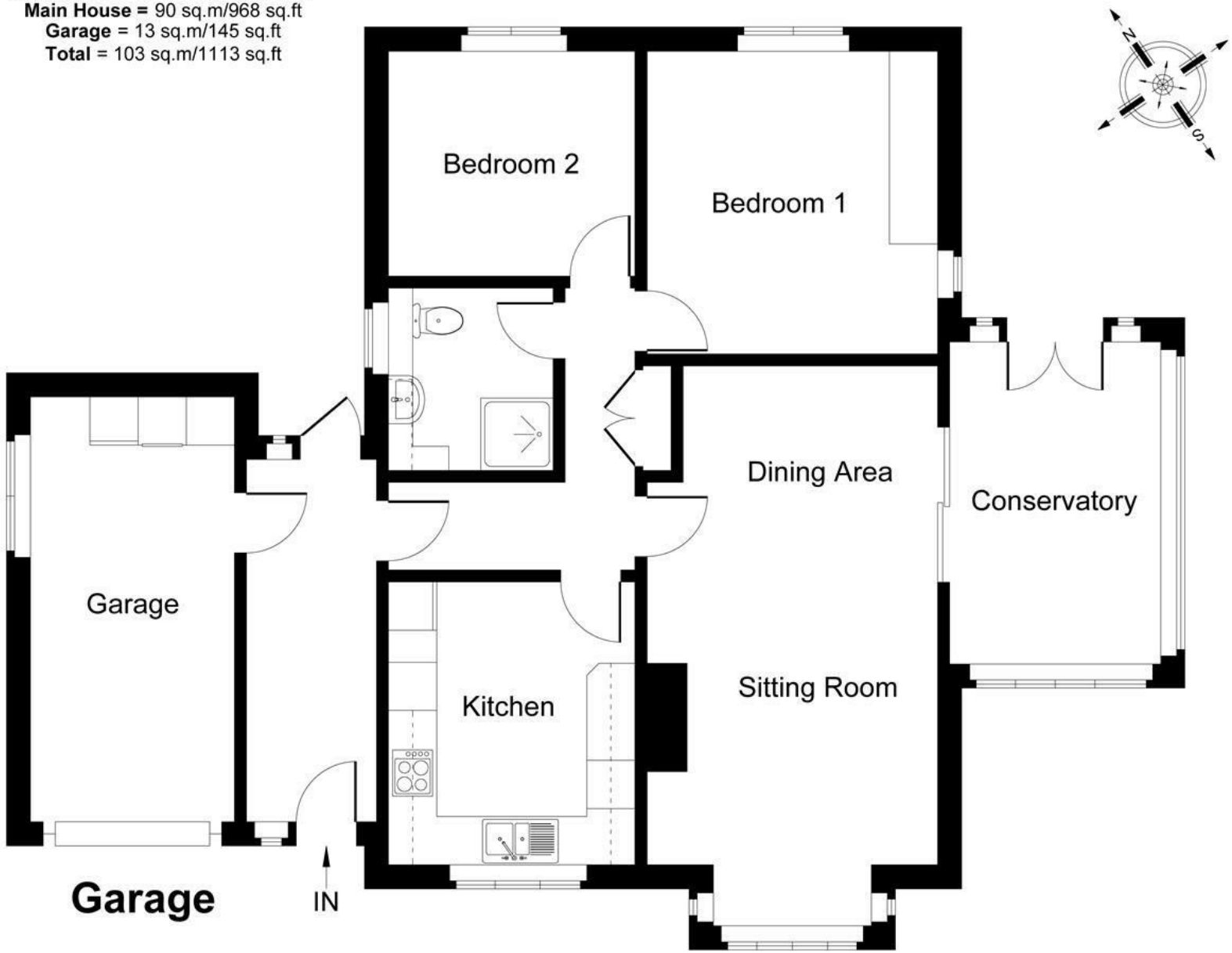
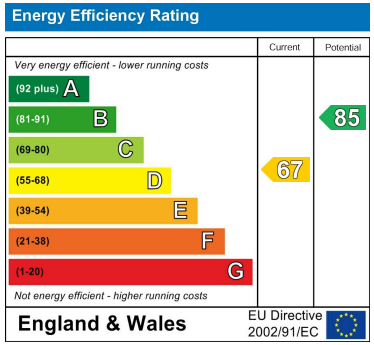



Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2025



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

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