



£165,000 Freehold

CLERMONT MAIN STREET | WALESBY | NEWARK | NG22 9NW

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ESTATE AGENTS



WHERE COMFORT MEETS CONVENIENCE!!!!...Nestled in Walesby, Newark, this charming two bedroom bungalow combines comfort, practicality, and versatile living space.

Accessed via a welcoming porch, the hallway leads to all principal rooms. The kitchen is tiled with partially tiled walls, offering ample storage cupboards, work surfaces, an integrated hand-wash basin, extractor fan, and a side-facing window. The carpeted living/dining room features a feature fireplace, space for dining, and a large bay window overlooking the front.

The bungalow offers two well-proportioned bedrooms. Bedroom one has carpeted flooring, overhead storage cupboards, a central heating radiator, and a front-facing window. Bedroom two, also carpeted, includes a central heating radiator and French doors leading to the conservatory. The conservatory provides additional living space, carpeted flooring, a central heating radiator, and French doors opening onto the garden.

The shower room features a three-piece suite with a tiled floor and partially tiled walls, a low-flush toilet, hand wash basin, walk-in shower, storage cupboard, and side window.

Outside, the front offers a lawn area, while the rear includes a driveway for up to three vehicles, a lawn, and a patio ideal for dining or entertaining. Large gated enclosures provide privacy. Additional benefits include a garden workshop and separate playroom, offering versatile storage or hobby space.

A delightful home, perfectly suited to families, professionals, or anyone seeking a comfortable and practical property in a peaceful location. Book your viewing today!





#### Porch

Access to;

#### Kitchen 7'1" x 10'2"

Finished with tiled floor and partially tiled walls, this room offers ample storage cupboards with work surfaces above, an integrated hand-wash basin, extractor fan, an additional storage cupboard and a window overlooking the side of the property.

#### Living/Dining Room 10'10" x 17'9"

Featuring carpeted flooring, a feature fireplace, central heating radiator, space to accommodate a dining table and a large bay window overlooking the front of the property.

#### Hall

Access to;

#### Bedroom One 7'11" x 11'11"

Consists of carpeted flooring, overhead bridge storage cupboards, central heating radiator and a window overlooking the front of the property.

#### Bedroom Two 9'11" x 8'11"

Including carpeted flooring, central heating radiator and large French doors providing access to;

#### Conservatory 8'1" x 8'0"

Featuring carpeted flooring, central heating radiator and large French doors providing convenient access to the outdoors.

#### Shower Room 7'2" x 6'6"

Three-piece suite featuring a tiled floor and partially tiled walls, low-flush toilet,



hand wash basin, walk-in shower, an additional storage cupboard and a window to the side of the property.

#### Workshop 8'1" x 8'3"

Located in the garden and accessed from the driveway, this workshop provides additional storage and space for vehicles, tools, or hobbies.

#### Play Room 8'1" x 7'1"

Additional space separate from the house, located in the garden and accessible directly from the garden.

#### Outside

To the front, a well-maintained lawn area. The rear features a driveway for three vehicles, a lawn and patio area suitable for outdoor dining or entertaining, with large gated enclosures providing privacy.







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 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.

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**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		



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