



## Burleigh Rise

Tuxford, Newark, NG22 0NB

£220,000



Located in the charming area of Burleigh Rise, Tuxford, Newark, this delightful three storey town house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a peaceful neighbourhood, this property benefits from a sense of community while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a family-friendly area or seeking a comfortable home with room to grow, this semi-detached house in Tuxford is a wonderful opportunity not to be missed.



### Description

Clark Estates are delighted to present to the open market this immaculate three story town house positioned within the popular market town of Tuxford. The home has been remodelled to create the perfect modern open plan lifestyle. The property comprises of a cloakroom/WC, a practical dining / kitchen along with three separate reception rooms: lounge / study and conservatory. The first floor has two double bedrooms with a family bathroom and the second floor benefits from a dual aspect master bedroom with ensuite shower room and two runs of fitted wardrobes. Externally, this home benefits from a private enclosed rear garden, converted garage to a storage room and off street parking. This property is an ideal for first time buyers property.

### Entrance Hall

The property is entered through the front facing door into the hallway with LVT flooring throughout the ground floor, radiator and understairs storage.

### Kitchen / Diner 17'1" x 7'8" (5.21m x 2.36m )

This room is the 'WOW' is the house. A spacious open plan kitchen / dining area with grey high gloss soft closing wall and base units with under cupboard mood lighting, integrated fan assisted oven, microwave and fridge / freezer. Space for a washing machine and dishwasher. Chrome electrical switches, recess lighting and a vertical radiator add to the modern theme of this room.

### Conservatory 8'9" x 7'1" (2.69m x 2.18m )

Leading through from the kitchen into the upvc conservatory with laminate flooring and ceiling fan light and French doors leading into the rear enclosed garden.

### Lounge 11'1" x 7'8" (3.40m x 2.36m )

The lounge has carpet, vertical radiator, ceiling light and French upvc doors leading into the rear garden.

### Study 11'10" x 6'0" (3.61m x 1.85m )

A great addition is the second reception room / study which is front facing with LVT flooring, modern vertical radiator and ceiling light.

### WC

A must in any family home is a ground floor cloak room with soft closing wc, hand basin and toilet.

### First Floor

A white painted wooden spindle staircase leads to the first floor with carpet and recess lighting with access to the airing cupboard where the 2 x 12 kwh electric boilers and hot water tank are situated.

### Bedroom Two 12'9" x 10'7" (3.91m x 3.25m )

A rear facing double bedroom with carpet, two upvc windows and radiator.

### Bedroom Three 12'9" x 7'4" (3.91m x 2.26m )

A double room front facing with carpet, two upvc windows and radiator.

### Bathroom 6'6" x 6'2" (1.98m x 1.88m )

The family bathroom comprises of tiled walls and flooring, bath with a pump fed shower over, shower curtain, wc and hand basin. Ladder towel rail, extractor and recess lighting.

### Second Floor

A white painted wooden spindle staircase leads to the second floor with carpet and recess lighting.

### Master Bedroom 21'3" x 9'3" (6.48m x 2.84m )

A dorma style double room with dual aspect windows with a Velux to the rear, carpet, two runs of fitted wardrobes with cream high gloss doors, recess lighting and two radiators. Access to the shower room en-suite. Access to the loft.

### Ensuite 6'9" x 5'2" (2.06m x 1.60m )

The en-suite comprises of a curved corner shower cubicle with a pump fed shower, wc and hand basin, part tiled walls and access to the generous storage area in the eaves.

### Outside

To the front of the property there is a tarmac driveway providing off street parking whilst giving access to the garage storage. A paved walkway leads to the front door with a further small lawned area with shrubs. The rear garden is private and enclosed, with the garden laid to lawn and a seating area.

### Garage / Store

With an up and over garage door, electric and lighting.

### Disclaimer

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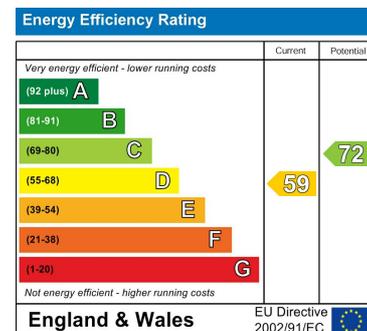
## Area Map



## Floor Plans



## Energy Efficiency Graph



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