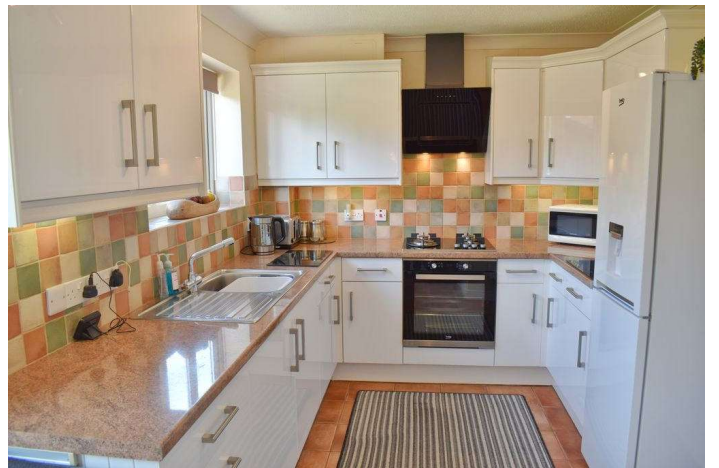


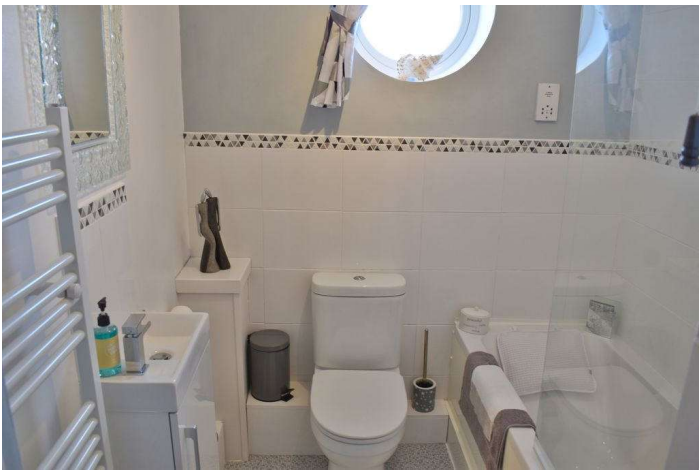
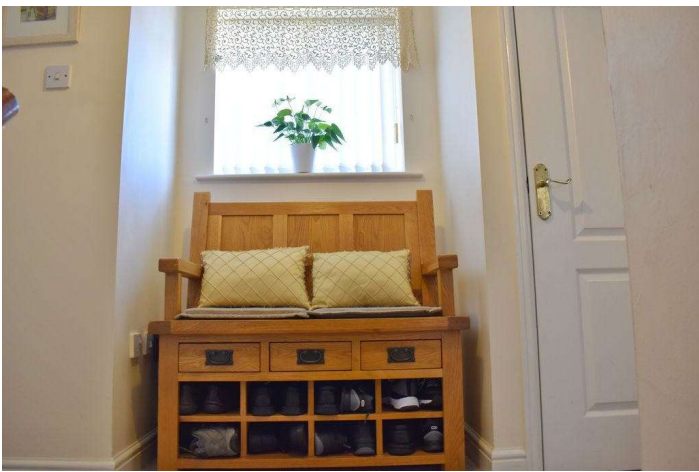
Primrose Avenue, Farndon NG24 3TY

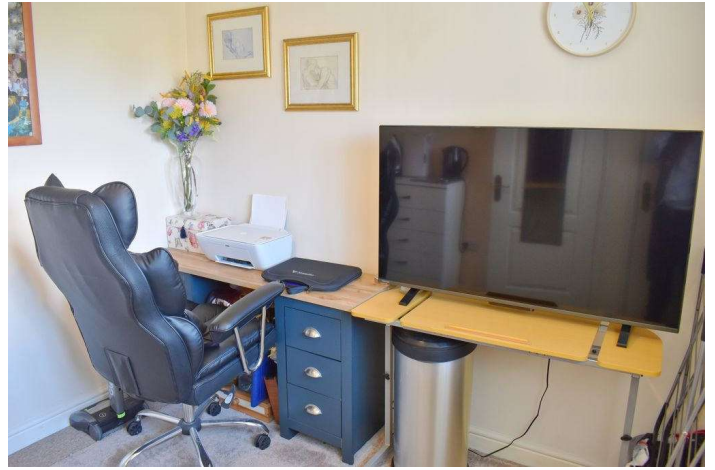


A beautifully presented three bedroom detached property positioned in a residential area in the popular village of Farndon. The accommodation comprises a lounge, kitchen, dining room, ground floor cloakroom, three bedrooms, a wet room and an en-suite bathroom to the master. There is ample off road parking, a garage and a well designed garden to the rear. Double glazing and gas central heating are installed. Viewing is essential to appreciate the quality of the accommodation on offer.

£280,000







Situation and Amenities

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Leicester and Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry, and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store. Further and more comprehensive amenities can be found in Newark which also has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a window to the front elevation, the staircase leading to the first floor, and doors into the living room, the ground floor cloakroom and the dining room. The hallway has a ceiling light point and a radiator.

Ground Floor Cloakroom 5' 7" x 2' 7" (1.71m x 0.80m)

The cloakroom has an opaque window to the front aspect and is fitted with a wash hand basin with storage unit beneath and a low level WC. There is vinyl parquet style flooring, a radiator and a ceiling light point.

Living Room 18' 5" x 11' 3" (5.62m x 3.44m)

This excellent sized reception room has a window to the front elevation and French doors to the rear providing access to the garden. The living room has a living flame effect electric fire, two radiators and a ceiling light point. A further door leads into the kitchen.

Kitchen 13' 9" x 8' 5" (4.2m x 2.56m)

The kitchen has a window overlooking the garden, and is fitted with a range of base and wall units with work surfaces. There is a stainless steel sink, and integrated appliances include an oven, gas hob with contemporary extractor fan over and a washing machine. In addition there is space for a vertical fridge/freezer. The room has a ceramic tiled floor, a ceiling light point and a radiator. There is also a small storage cupboard which is sited beneath the staircase. From the kitchen there is a door into the dining room and a further door leading to the rear garden.

Dining Room 9' 1" x 7' 6" (2.76m x 2.29m)

The dining room has a window to the front elevation and a door leading back through to the hallway. There is a ceiling light point and a radiator.

First Floor Landing 8' 9" x 3' 7" (2.66m x 1.10m)

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the wet room. The landing has a cupboard which houses the Logic Combi boiler.

Bedroom One 13' 1" x 11' 8" (3.99m x 3.56m) (at widest points)

A very good sized bedroom having a window to the front elevation, built-in wardrobes and storage cupboards, a radiator and a ceiling light point. A door leads into the en-suite bathroom.

En-suite Bathroom 6' 0" x 5' 8" (1.83m x 1.72m)

The en-suite has a feature opaque window to the front aspect and is fitted with a suite comprising bath with electric shower above, wash hand basin with storage unit under, and a low level WC. The room has vinyl flooring, a heated towel rail and a ceiling light point.

Bedroom Two 11' 1" x 8' 8" (3.38m x 2.64m)

A good sized second bedroom with a window to the front elevation, a radiator and a ceiling light point.

Bedroom Three 9' 0" x 8' 2" (2.75m x 2.50m)

Bedroom three has a window to the rear elevation, a radiator, a built-in wardrobe and a ceiling light point.

Wet Room 7' 2" x 6' 0" (2.18m x 1.83m)

This room has an opaque window to the rear aspect and is fitted with an electric shower, a low level WC and wash hand basin. There are two small wall recesses for the storage of toiletries etc., a radiator and Polysafe non-slip vinyl flooring.

Outside

To the front of the property is a small lawned area and decorative gravelled areas. There is off road parking for several vehicles.

Rear Garden

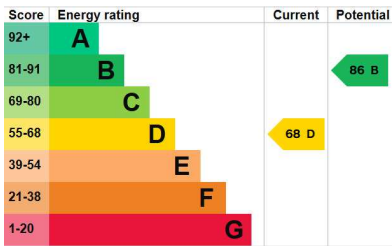
To the rear of the property is a wonderful south west facing garden which is partially laid to lawn and has a variety of paved areas ideal for outdoor entertaining. There is a garden shed and a timber built summerhouse, both of which are equipped with power and lighting.

Garage 16' 10" x 8' 1" (5.13m x 2.47m)

The garage has an up and over door to the front and a personnel door to the side leading into the garden. Equipped with both power and lighting.

Council Tax

The property is in Band D.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

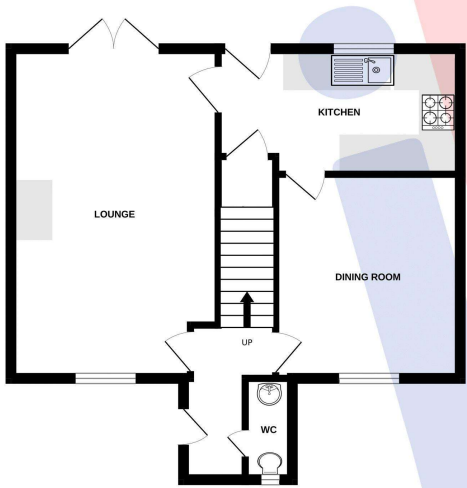
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

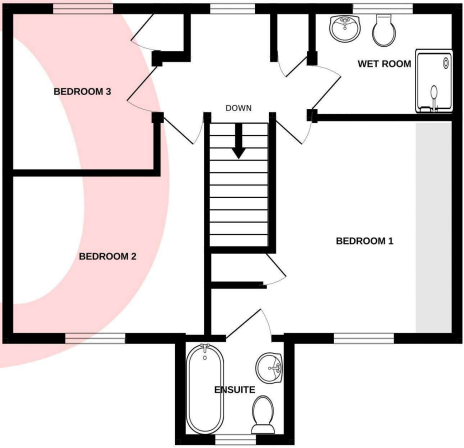
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007872 15 September 2026

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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