



14 WELL ROAD NEWARK, NG22 9FB

**£150,000
FREEHOLD**

***** GUIDE PRICE £150,000 - £160,000 *****

An Exclusive Over-50s Community ONLY!

This Beautiful two-bedroom park home is truly move-in ready, offering a deceptively spacious and thoughtfully designed layout in which you will feel instantly at home. Upon entering, you are welcomed into a bright and airy open-plan living space. The inviting living room features soft, neutral décor and plush carpeting, making it ideal for both relaxing and entertaining. Triple-aspect windows flood the room with natural light, creating a warm and welcoming atmosphere throughout. The property is situated within a secure, gated community with CCTV and is positioned with a communal neighborhood. Located in the charming setting of Ollerton Village close to local supermarkets, amenities and surrounded by countryside walks.

This incredible park home welcomes you; entrance hall with utility, open plan kitchen/diner with integrated appliances, spacious living room with french doors, modern shower suite, two double bedrooms including master bedroom with en-suite and dressing area. Externally, the property offers off-road parking and a patio area with balcony, all set within a peaceful woodland setting surrounded by wildlife.

**Kendra
Jacob**

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14 WELL ROAD

- AN EXCLUSIVE OVER 50's COMMUNITY ONLY!
- BEAUTIFUL PARK HOME • TWO DOUBLE BEDROOMS • EN SUITE TO THE MASTER BEDROOM • OPEN PLAN LIVING AREA • INTEGRATED APPLIANCES TO THE KITCHEN & UTILITY ROOM • SECURED GATED COMMUNITY • SURROUNDED BY WOODLAND AND WILDLIFE

ENTRANCE HALL

With range of modern matching wall and base units with complimentary work surface, plumbing for a washing machine and tumble dryer, built in storage cupboard, a side facing entrance door.

KITCHEN/DINER

Fitted with a range of wall and base units and work surfaces incorporating a stainless-steel sink and drainer. Integrated fridge and freezer, electric oven and hob with stainless steel cooker hood above. Front-facing double glazed window and radiator.

LIVING ROOM

Light and spacious with front and side-facing windows. French doors opening onto a balcony. Power points, radiator and electric wall-mounted fire.

SHOWER ROOM

Walk-in shower, wash hand basin with vanity unit and low-flush WC. Radiator, wall-mounted mirror, side-facing double glazed window and extractor fan. Fully tiled in marble throughout.

BEDROOM ONE

With a side-facing double glazed window with overhead storage. Radiator and power points. Access to dressing area and en-suite.

EN SUITE

With a shower enclosure, wash hand basin with vanity unit, radiator, extractor fan and side-facing obscure window.

DRESSING AREA

With fitted shelving and hanging rail. Radiator.

BEDROOM TWO

With a side-facing double glazed window. Built-in wardrobe with rail and overhead storage. Radiator and power points.

EXTERNAL

To the outside of the property is a block paved driveway for 1 car. Patio area with balcony and a useful storage shed. The property is situated within a secure, gated community with CCTV and is positioned with a communal neighborhood.



14 WELLW ROAD



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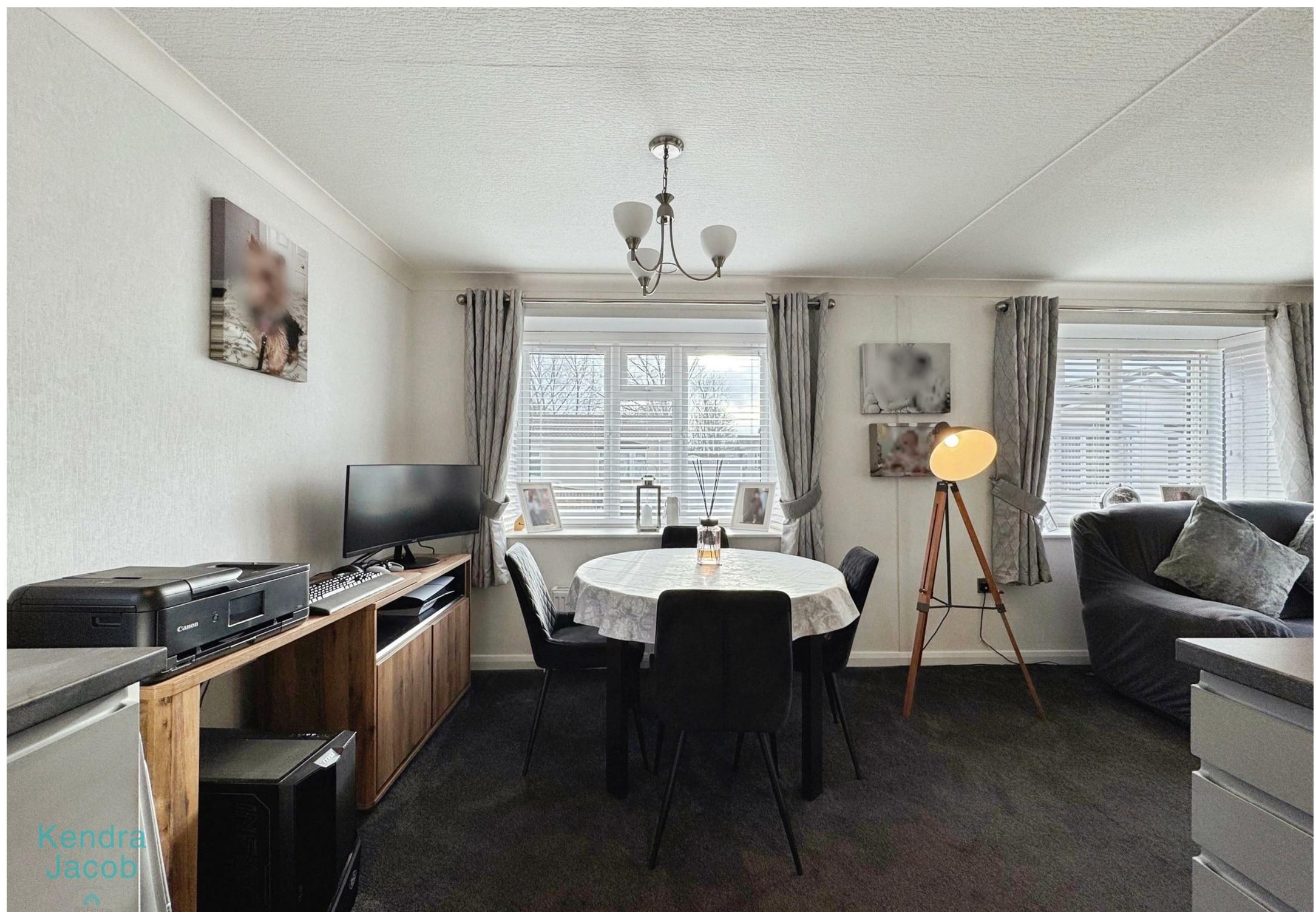


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HOME



14 WELL ROAD



ADDITIONAL INFORMATION

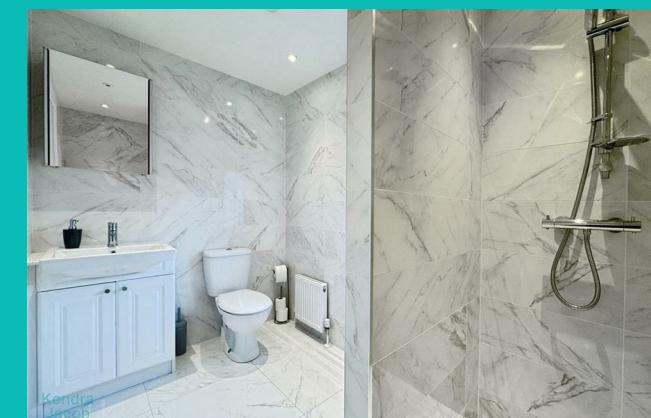
Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 760.40 sq ft

Tenure – Freehold



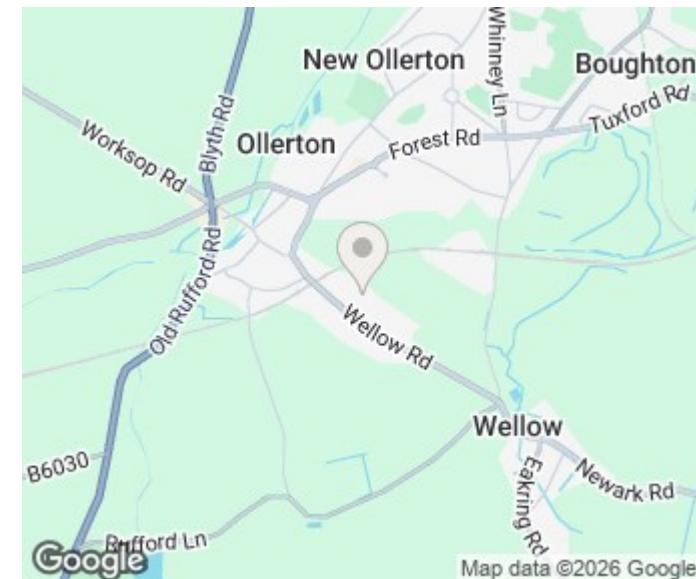
Ground Floor
Approx. 70.6 sq. metres (760.4 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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