



Dorner Avenue, Newark



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Guide Price £450,000 to £475,000



## Key Features

- Substantial Executive Detached Bungalow
- Three Double Bedrooms
- Ensuite, Shower Room & WC
- Large Lounge & Study
- Open Plan Living/Dining Kitchen & Utility
- Double Garage & Ample Parking
- Enclosed South-West Facing Garden
- Council Tax Band: E
- EPC Rating: B
- Tenure: Freehold





Conveniently positioned less than one mile from Newark town centre, this magnificent executive detached bungalow was individually designed and built in 2020 and was completed to an exceptional standard with quality contemporary fixtures and fittings throughout. The bungalow boasts a delightful modern lifestyle with a gorgeous open plan living/dining kitchen space, has UNDERFLOOR HEATING throughout and benefits from a secure enclosed SOUTHWEST facing plot. The bungalow's well-proportioned accommodation comprises: welcoming entrance hallway with two useful storage cupboards and engineered oak flooring, W/C, study with engineered oak flooring, generous dual aspect lounge with bay window, marvellous open plan living/dining kitchen with sliding doors to the rear garden from the living area, and the kitchen has a central breakfast island, quartz work surfaces and range of Bosch appliances to include an induction hob, combination oven, conventional oven, warming drawer and dishwasher. The utility is open plan to the kitchen, with the utility also having quartz work surfaces and houses the gas central heating boiler. Back from the hallway, there is a luxurious shower room and three double bedrooms, with the main bedroom having an equally luxurious ensuite bathroom suite.

Outside, the property is approached with a wooden gated entrance with a walled frontage and tarmac driveway providing ample off-street parking. The borders are established with a variety of plants/shrubs. The driveway also gives access to the garage, which has been designed with attic roof trusses and skylights for further conversion potential if required. The rear garden has been tastefully landscaped with an extensive Indian sandstone patio area, lawned area and planted trees to borders. Other features of this home include a Structural Builders Warranty (7-year warranty from original build), gas central heating with underfloor heating throughout, and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 22'2" x 7'3" (6.8m x 2.2m)  
maximum measurements

WC 5'10" x 3'8" (1.8m x 1.1m)

Lounge 25'11" x 14'4" (7.9m x 4.4m)

maximum measurements into bay window

Study 7'7" x 4'10" (2.3m x 1.5m)

Living/Dining Kitchen 32'6" x 19'5" (9.9m x 5.9m)

maximum measurements

Utility Room 9'9" x 5'10" (3m x 1.8m)

Bedroom One 14'4" x 12'2" (4.4m x 3.7m)

Ensuite Bathroom 9'8" x 7'6" (2.9m x 2.3m)

Bedroom Two 13'1" x 10'2" (4m x 3.1m)

Bedroom Three 10'8" x 9'9" (3.3m x 3m)

Shower Room 6'10" x 6'7" (2.1m x 2m)

Garage 20'8" x 18'7" (6.3m x 5.7m)

#### Agent's Note - Dorner Avenue

Dorner Avenue is a private unadopted road and public bridleway. The road frontage was resurfaced with tarmac by the joint owners, circa 2018. Maintenance of the road is the responsibility of those with private vehicle rights to maintain and repair.

#### Services

Mains gas with underfloor heating. Mains electricity, water and drainage are connected.

#### Agent's Note - Sales Particulars

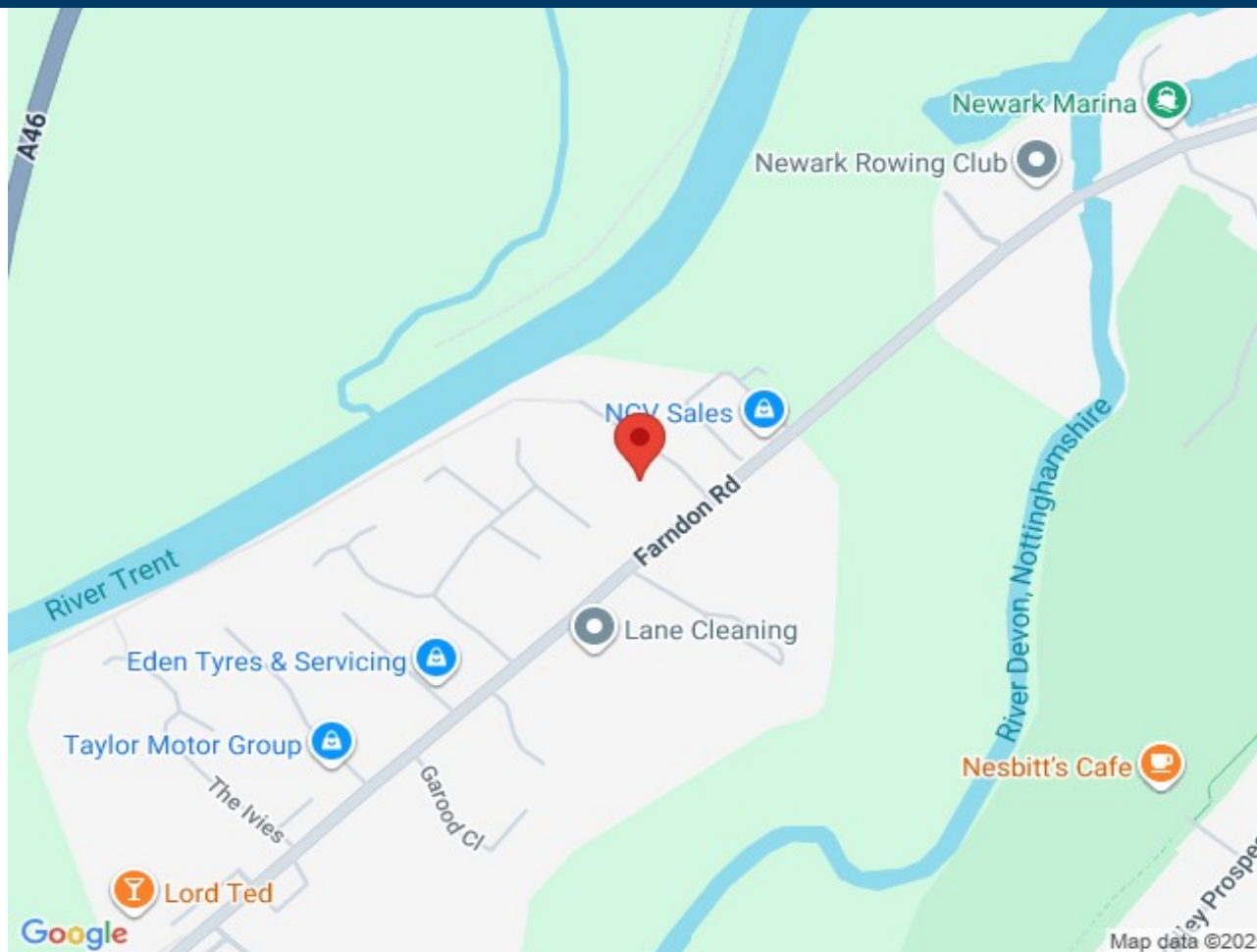
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

