

***BERNICIA DRIVE,
QUARRINGTON, NG34 8WF***



£285,000

A spacious Three Bedroom Detached Bungalow located within this popular residential area offered to the market with No Onward Chain and presented to a superb standard. The property has been well maintained by its current owner and benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Conservatory and Shower Room, and there is an Attached Single Garage. Outside a drive provides Off Road Parking and the rear garden is fully enclosed and particularly private as it is not overlooked.

Directions:

From our office head South and turn right into Westgate. Follow the road as it bears to the right into Castle Causeway and continue over the level crossing into King Edward Street. Continue to the 'T' junction and turn right into Grantham Road. Take the fifth turning on the left into Town Road and then take the third turning on the left into Northumbria Road. Take the second turning on the right into Bernicia Drive where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Entrance Hall** having airing cupboard, smoke alarm, coved ceiling and two radiators.

Lounge: 4.57m (15'0") x 3.63m (11'11")

Having feature gas fire with surround, bay window, coved ceiling and radiator.

Dining Kitchen: 4.57m (15'0") x 2.74m (9'0")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, space for electric cooker with matching unit cooker hood over, space and plumbing for washing machine, tiled splashbacks, larder cupboards, wall mounted Worcester Bosch boiler, radiator and side entrance door.

Bedroom 1: 3.68m (12'1") x 3.20m (10'6")

Having radiator.

Bedroom 2: 3.05m (10'0") x 2.51m (8'3")

Having radiator.

Bedroom 3: 3.68m (12'1") x 1.98m (6'6")

Having radiator and French doors to the:

Conservatory: 2.95m (9'8") x 2.74m (9'0")

Having door to the rear garden.

Shower Room:

Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with electric shower, ceiling downlighters, extractor fan and chrome towel radiator.

Outside:

A gravelled drive provides **Off Road Parking** and approaches the **Integral Garage 5.54m (18'2") x 2.79m (9'2")** having manual up and over door, power points and lighting. The remainder of the front garden is laid to gravel to provide further parking with a paved path leading to the front door, and there are a number of decorative and well maintained shrubs. A gate provides access to the **Rear Garden** which is laid mostly to lawn with a patio area, established borders filled with a variety of mature shrubs and hedging, a further side patio area, gravelled borders, a timber shed and a cold water tap is fitted.

Council Tax Band C.



Lounge



Dining Kitchen



Bedroom 1

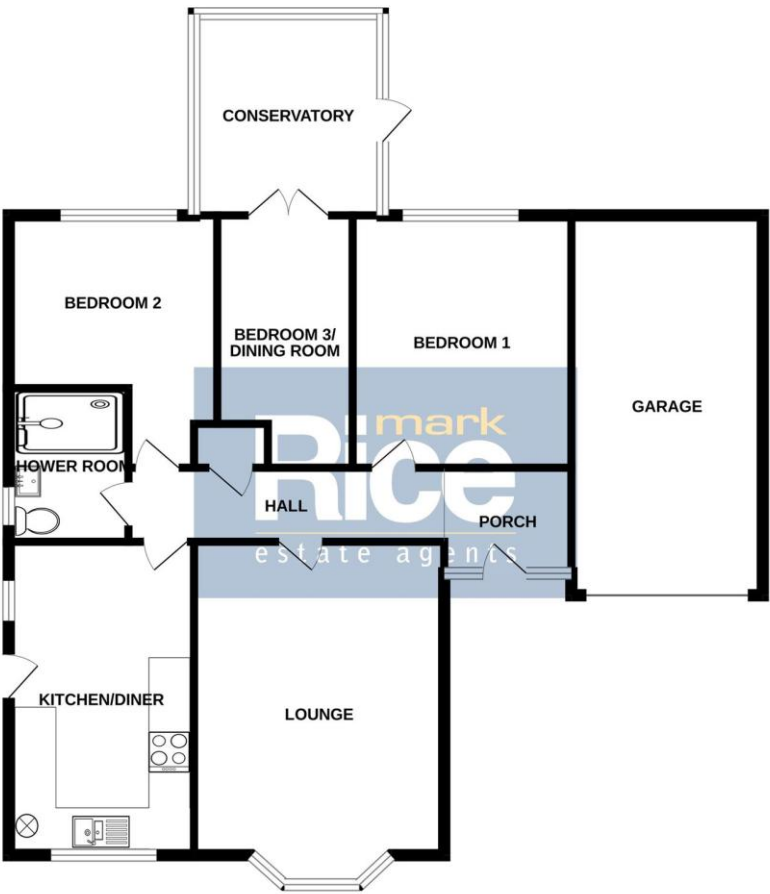


Bedroom 2



Bedroom 3

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Conservatory



Shower Room



Rear Garden



Further Aspect

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 03/08/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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