



**44 Abbott Crescent, Farnsfield, Newark,  
Nottinghamshire, NG22 8LN**

**Guide Price £310,000**

**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi - Detached Home
- Backing onto Southwell Trail
- Lounge and Separate Dining Room
- Excellent Four Piece Bathroom
- Generous Rear Garden
- Superbly Appointed
- Well Appointed Kitchen
- 3 Bedrooms
- Off-Street Parking to the Front
- Chain Free

A fantastic opportunity to purchase this superbly appointed semi-detached home, ideally positioned in a highly sought-after location. The property occupies a generous plot with off-street parking to the front and a spacious rear garden backing directly onto Southwell Trail – a popular and scenic local walk.

Beautifully presented throughout with stylish and tasteful décor, the accommodation begins with a welcoming entrance hall leading into a well-fitted kitchen, complete with a useful utility room and ground floor WC. To the rear, the dining room features patio doors opening onto the garden and flows seamlessly into a generously sized lounge at the front of the property, creating an excellent layout for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a superbly appointed four-piece family bathroom, offering both a bath and a separate shower.

Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this home has to offer.

### ACCOMMODATION

A uPVC double glazed entrance door with uPVC double glazed panel to the side leads into the entrance hall.

### ENTRANCE HALL

A smart and welcoming entrance hall with light oak effect laminate flooring which continues throughout the majority of the ground floor. There is a coved ceiling and panelling to the walls, a central heating radiator, a uPVC double glazed window to the side aspect, stairs rising to the first floor including a useful understairs storage cupboard and housing the gas meter. The electricity meter is housing within a separate cupboard at the side. A doorway leads into the kitchen.

### KITCHEN

A superbly appointed kitchen fitted with a range of base and wall cabinets with worktops and a composite 1.5 bowl single drainer sink with mixer tap both in matt black. There is an integrated dishwasher, an eye level oven and a four zone electric hob with extractor hood over. Tiling for splashbacks, an anthracite two column radiator, a uPVC double glazed window to the side aspect, a door into the utility room and a doorway into the dining room.

### DINING ROOM

A well proportioned reception room with central heating radiator, coved ceiling and attractive panelled walls, uPVC double glazed sliding patio doors leading onto the rear garden and bespoke fitted bench seating with storage beneath.

### LOUNGE

A good sized reception room with a central heating radiator, attractive panelling to the walls with coved ceiling and wall lights, a uPVC double glazed window to the front aspect and a decorative fireplace.

### UTILITY ROOM

A useful space at the rear of the property with tiled flooring, a central heating radiator, a uPVC double glazed window to the rear aspect and a uPVC double glazed door onto the rear garden. There is a fitted worktop with space beneath for two appliances including plumbing for a washing machine plus additional space at the side for a further appliance. The wall mounted Navien combination boiler was fitted circa. 2025

### GROUND FLOOR W/C

Fitted with a dual flush toilet and having a tiled floor and an extractor fan.

### FIRST FLOOR LANDING

Having an access hatch to the roof space via an aluminium loft ladder. Being boarded and plastered out, a uPVC double glazed window to the side aspect, light and a useful built-in double storage cupboard.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and built-in double wardrobes.

### BEDROOM TWO

A double bedroom with laminate flooring, central heating radiator and a uPVC double glazed window to the rear aspect.

### BEDROOM THREE

Having a central heating radiator and a uPVC double glazed window to the front aspect.

### FAMILY BATHROOM

A superbly appointed four piece family bathroom fitted with a contemporary suite including a bath with mixer tap and a cloakroom suite with vanity wash basin, mixer tap and cupboard below plus concealed cistern toilet to the side. There is a large shower enclosure with fixed glazed screen and mains fed rainfall shower with additional spray hose. Tiling to the walls for splashbacks, a chrome towel radiator, spotlights and extractor fan to the ceiling, tiled flooring and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY PARKING

The front of the plot is gravelled to provide off street parking for at least two cars.

## **GARDENS**

There is timber gated side access leading to a generous and mature garden at the rear which is enclosed with a combination of mature hedging and timber panelled fencing and includes a good sized lawn, established beds and borders, a gravelled seating area, a timber decked seating area and gated access onto Southwell Trail.

## **COUNCIL TAX**

The property is registered as council tax band B.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

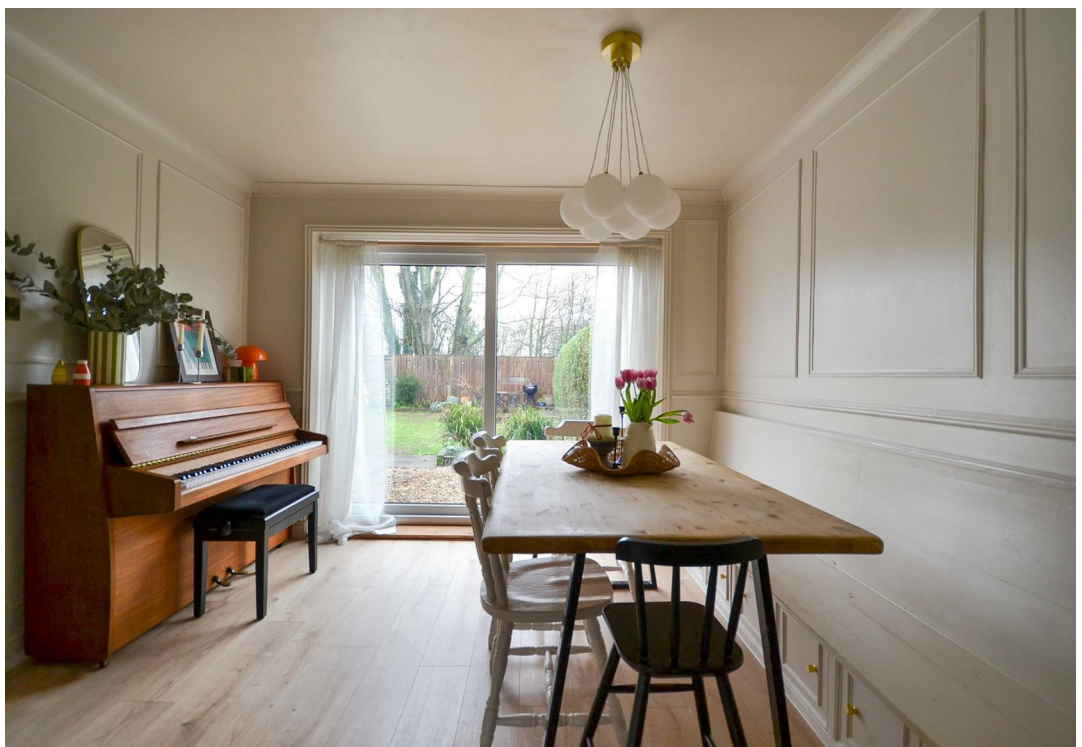
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

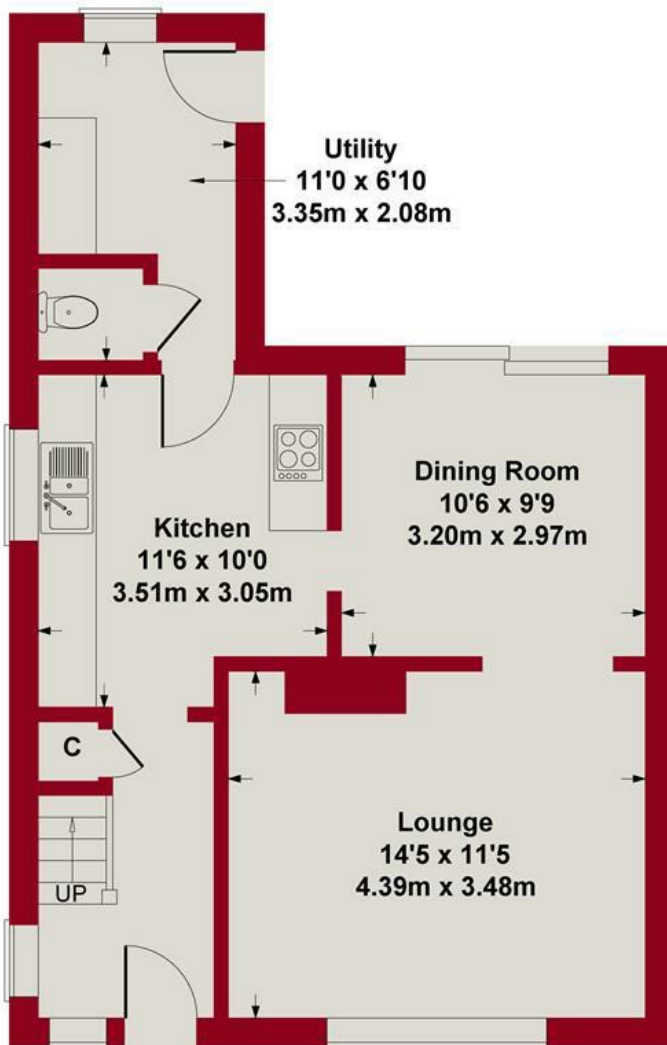




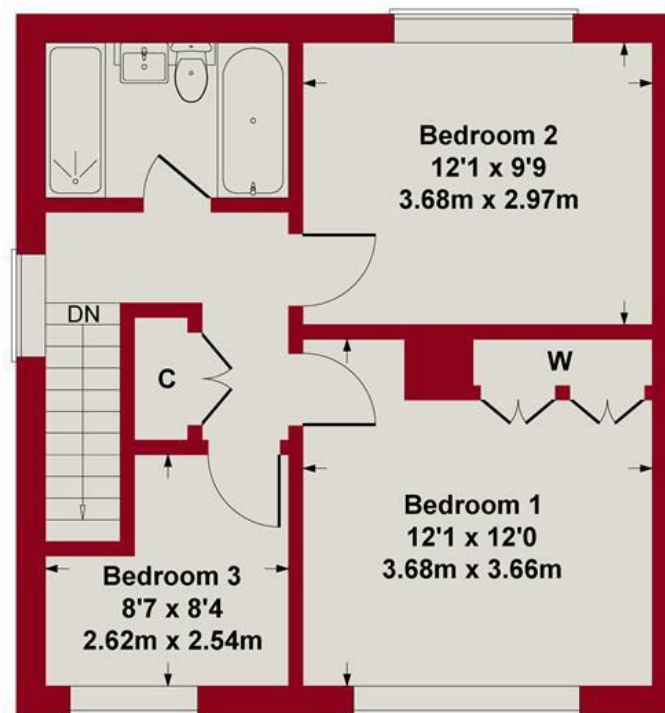




Approximate Gross Internal Area  
1001 sq ft - 93 sq m



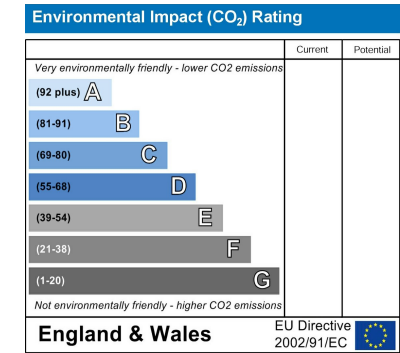
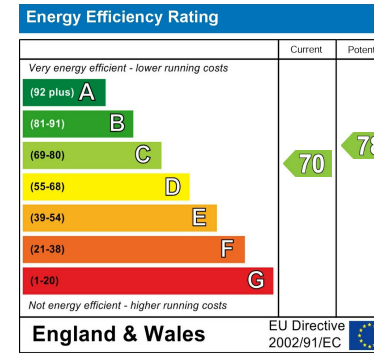
GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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