



9 Broughton Drive, Newark, Notts, NG24
4PX

£229,950
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached three bedroomed house with integral garage and a pleasant low maintenance landscaped rear garden. The property is situated in a pleasant cul-de-sac convenient for local amenities and just 1 mile from Newark town centre.

The accommodation is nicely decorated and exceptionally well presented. The accommodation provides, on the ground floor, an entrance hall, cloakroom, kitchen with appliances, and patio doors to the rear garden. The first floor provides a landing, three good sized bedrooms and the family bathroom. Central heating is gas fired and the property has uPVC double glazed windows and doors.

A good solid timber built garden shed/workshop measures 16' x 10' with electricity connected. There is a tarmac driveway and slate chippings in the frontage area.

Broughton Drive is a cul-de-sac situated approximately 1 mile south of Newark town centre with local amenities and bus routes. This is a pleasant and well established residential area.

The property is constructed with brick elevations under a tiled roof. The following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL

Radiator and tiled floor.

CLOAKROOM

Low suite WC, basin, fitted cabinets, spot lights and radiator.

KITCHEN

8'2 x 9' (2.49m x 2.74m)



Wall cupboards, base units and working surfaces incorporating a stainless steel one and a half sink unit. Integrated hob, electric oven and hood. Tiled floor, recessed ceiling lighting, radiator and plumbing for a washing machine.

LOUNGE

17'8 x 10'2 (5.38m x 3.10m)



With dimmer switch, recessed ceiling lighting in the dining area, two radiators and sliding patio doors to the garden.

FIRST FLOOR

LANDING

With radiator, built in cupboard containing the Baxi central heating boiler. Hatch to the roof space.

BEDROOM ONE

17'8 x 10'5 (5.38m x 3.18m)



A spacious main bedroom with two windows having a rear aspect. Two radiators.

BEDROOM TWO

10'7 x 7'11 (3.23m x 2.41m)



A double sized bedroom with radiator.

BEDROOM THREE

8'10 x 9'5 (2.69m x 2.87m)
(measured into the door recess).



Radiator.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)



Bath with a shower screen and chrome shower fitting, pedestal basin, low suite WC, half tiled walls and tiled surround to the bath. Radiator, mirror with lights.

OUTSIDE



INTEGRAL GARAGE

17' x 8' (5.18m x 2.44m)

Two double power points, fluorescent light, up and over door and painted floor.



The property stands with an open plan frontage, tarmac driveway and slate chippings surface. There is a side entrance door leading through to the rear garden.

The rear garden is low maintenance, landscaped with decking and granite chippings. There is outside lighting.

GARDEN SHED/WORKSHOP

16' x 10'1 (4.88m x 3.07m)

Wood floor, separate fuse box, fluorescent light and double power point.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

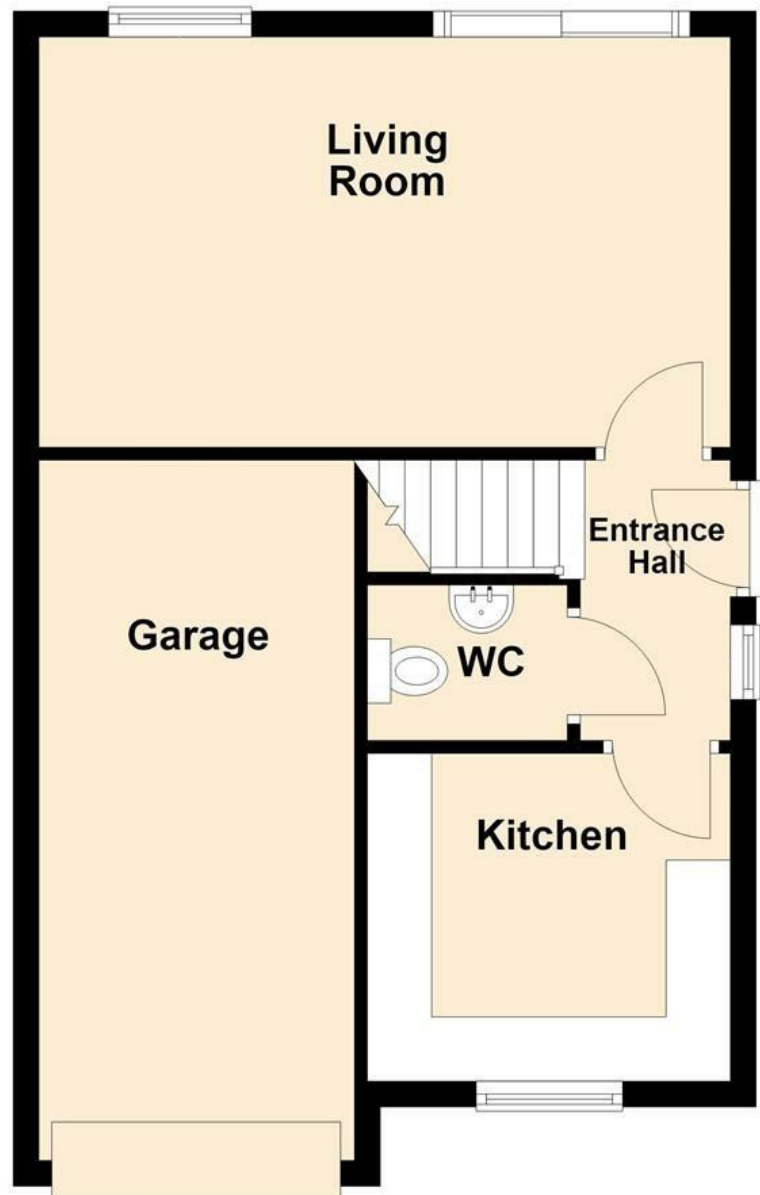
The property comes under Newark and Sherwood District Council Tax Band C.

AGENTS NOTE

Garden and internal photographs of the property have been enhanced digitally to optimise lighting. No permanent structural features, material defects or neighbouring views have been obscured or altered. The images are for illustrative marketing purposes only. Buyers should rely on their own physical inspection of the property.

Ground Floor

Approx. 31.1 sq. metres (334.7 sq. feet)
(excluding Garage)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)



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		
	72	77
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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