3 ASPEN CLOSE, TUXFORD
£285,000

BROWN & Co

3 ASPEN CLOSE, TUXFORD, NEWARK, NG22 0QA

DESCRIPTION

A detached and versatile bungalow in this favoured village location. The property benefits from a southerly facing lounge, there are 3/4 bedrooms, one of which is currently used as an office, there is a garden room to the rear which links into the one bedroom self-contained annexe which could easily be incorporated into the main living accommodation. There are two shower rooms, a modern kitchen and a low maintenance rear garden. Externally there is off road parking. Motivated Sellers

LOCATION

The property is situated in a small cul-de-sac on the edge of the village.

Tuxford is a small town with a local co-operative convenience store, post office and a selection of local shops including fish and chip shop, post office, primary and secondary schools. There is good accessibility to the A1 leading to the wider motorway network. Both Retford and Newark are within comfortable distance both providing comprehensive shopping, leisure and recreational facilities as well as a mainline railway station on the London to Edinburgh inter city link.

DIRECTIONS

What3words///laces.acted.calm

ACCOMMODATION

Part glazed UPVC door into

ENTRANCE PORCH with door to

CLOAKROOM side aspect obscure double glazed window. Two piece coloured suite with low level wc, wall mounted hand basin with tiled splashback.

LOUNGE 18'6" x 14'0" (5.66m x 4.29m) southerly facing with double glazed oriel bay window, feature brick fireplace with raised quarry tiled hearth and space for free standing electric fire. TV point, additional side aspect double glazed window. Telephone point.

BREAKFAST KITCHEN 13'3" x 8'8" (4.06m x 2.69m) side aspect double glazed window and half glazed UPVC door. An extensive range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap, space and plumbing below for dishwasher, built-in electric oven with four ring electric hob above and stainless steel extractor canopy (recently installed). Space for upright fridge freezer, ample working surfaces incorporating a breakfast bar. Cupboard housing oil fired central heating boiler. Ceramic tiled flooring, part tiled walls.

INNER HALLWAY with access to roof void. Built-in storage cupboard.

BEDROOM ONE 12'0" x 12'0" (3.68m x 3.68m) with double glazed French doors into the garden room. An extensive range of built-in bedroom furniture incorporating wardrobes and over bed storage cupboards. Laminate flooring.

BEDROOM TWO/OFFICE 13'4" x 9'4" (4.09m x 2.85m) with TV point, double glazed French doors leading into the garden room.

BEDROOM THREE 8'8" x 8'5" (2.68m x 2.59m) side aspect double glazed window. Wall mounted electric radiator. Laminate flooring.

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FAMILY SHOWER ROOM 6'10" x 10'7" (2.13m x 1.81m) side aspect obscure double glazed window. Corner fitted shower cubicle with glazed sliding screen, mains fed shower with handheld attachment, raindrop shower head and aqua board surround. Pedestal hand basin with mixer tap and matching aqua board surround. Low level wc, tiled walls, chrome towel rail radiator. Extractor and recessed lighting.

GARDEN ROOM 20'0" x 10'0" (6.10m x 3.05m) with full range of double glazed windows and French doors leading into and overlooking the garden. Ceramic tiled flooring, two central ceiling fan/lights. Door to

ANNEXE KITCHEN / UTILITY ROOM 7'5" x 7'0" (2.30m x 2.15m)
A versatile space with excellent potential to form part of a self-contained annexe accommodation or, alternatively, be incorporated into the main accommodation. The space could also lend itself to use as a home office or business workspace, subject to any necessary consents. Front aspect with half-glazed UPVC door and double-glazed window. Fitted with a range of white wall and base cupboards, wood-effect work surfaces, stainless steel sink and drainer, space and plumbing for washing machine and two further appliances, larder cupboard, ceramic tiled flooring and part-tiled walls. Door to:

BEDROOM FOUR 11'2" x 8'2" (3.41m x 2.51m)
A versatile room which, together with the adjoining facilities, offers excellent potential to form part of a self-contained annexe or be utilised as part of the main accommodation. The room could also provide an ideal bedroom, home office, studio or dedicated workspace, , subject to any necessary consents . Side aspect double-glazed window, laminate flooring, recessed lighting, telephone point and access to small roof void. Door to:

EN-SUITE SHOWER ROOM 8'0" x 5'4" (2.48m x 1.64m)
Side aspect obscure double-glazed window. Walk-in glazed shower cubicle with mains-fed shower, handheld and raindrop shower heads, vanity unit with inset sink and low-level WC. Ceramic tiled flooring, tiled walls, medicine cupboard, mirror, shaver socket, chrome towel rail radiator and recessed lighting. The shower room further enhances the potential for this area to be utilised as part of a self-contained annexe, or alternatively as additional facilities for the main accommodation.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

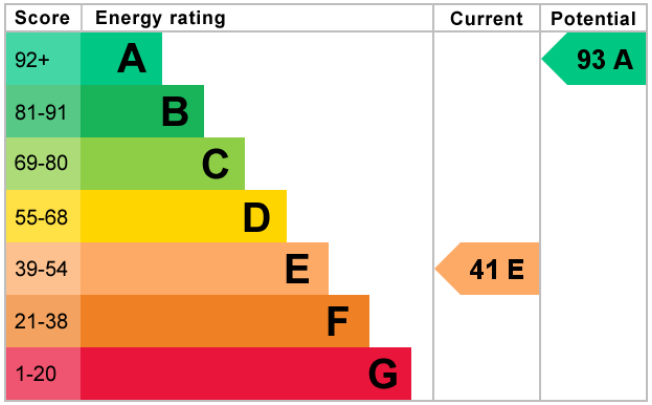
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in August 2026.



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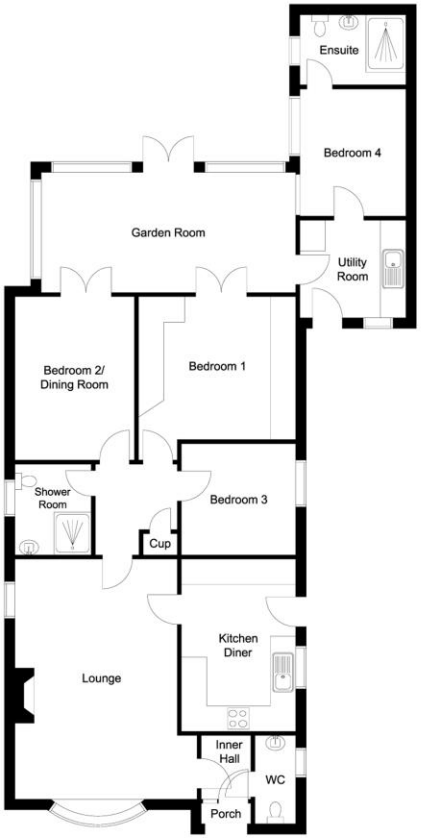

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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