



Offers Over £350,000 Freehold

12 CHESTNUT WAY | TUXFORD | NEWARK | NG22 0JX

BuckleyBrown
ESTATE AGENTS

Step Inside Your Next Big Move!

This beautifully presented family home offers generous living space across two well-designed floors, complemented by attractive front and rear gardens and private driveway parking. Situated in a peaceful residential spot in Tuxford, it provides the perfect blend of comfort, style and convenience.

The ground floor opens with a welcoming hall offering handy storage and access to a WC. The cosy living room features soft carpeting, a charming fireplace, a front-facing window and French doors leading through to the newly fitted kitchen/dining room. This impressive space boasts modern cabinetry, extensive worktops, a Belfast sink, integrated oven, electric hob, extractor fan, tiled flooring and a large central island. There is ample room for dining, with views over the garden and French doors for easy outdoor access.

A separate study provides the ideal home office, complete with hardwood flooring and French doors to the rear. The utility room offers additional storage, a built-in sink and access to the side of the property.

Upstairs you will find four well-proportioned bedrooms. The main bedroom includes fitted storage and an en-suite with floor-to-ceiling tiles, walk-in shower, hand-wash basin with cabinet and WC. Three further bedrooms offer comfortable accommodation, while the family bathroom features a three-piece suite with bath and overhead shower.

Outside, the tiered rear garden includes a spacious patio perfect for outdoor dining, along with a well-kept lawn. The front of the property offers a small lawned area, a driveway for two vehicles and access to the garage.

A superb home with space, style and versatility—early viewing is highly recommended!





Hall

Additional storage and access to;

WC 2'5" x 7'0"

Two-piece suite including low-flush toilet, hand-wash basin, central-heating radiator and a window to the front of the property.

Living Room 12'4" x 18'6"

Completed with carpeted flooring, featured fireplace, central heating radiator, window to the front of the property and French doors to;

Kitchen/Dining Room 20'3" x 11'6"

Featuring a tiled floor, modern storage cupboards with extensive work-surface space above, an integrated oven, electric hob, extractor fan, Belfast sink and a large kitchen island. The room also offers ample space for a dining table, with a window

overlooking the rear of the property and French doors providing convenient access to the garden.

Study 7'10" x 9'3"

Consists of hardwood flooring, a central heating radiator and French doors leading to the rear of the property.

Utility 7'10" x 6'10"

Completed with hardwood flooring, additional storage cupboards with work-surface space above, a built-in sink and a door providing access to the side of the property.

Landing

Access to;

Bedroom One 12'7" x 10'9"

Featuring carpeted flooring, additional



storage cupboards, a central heating radiator and a window overlooking the front of the property.

En-Suite 9'7" x 4'4"

Three-piece suite with floor-to-ceiling tiles, a low-flush toilet, hand wash basin with surround cabinet, a large walk-in shower and a window to the side of the property.

Bedroom Two 12'7" x 8'9"

Including carpeted flooring, a central heating radiator and a window overlooking the rear of the property.

Bedroom Three 7'4" x 10'9"

Consists of carpeted flooring, a central heating radiator, an additional storage cupboard and a window overlooking the front of the property.

Bedroom Four 7'4" x 10'0"

Including carpeted flooring, a central heating radiator and a window overlooking the rear of the property.

Bathroom 9'7" x 5'6"

Three piece suite including low flush toilet, hand-wash basin, bath with overhead shower and a window to the side of the property.

Outside

Tiered rear garden features a large patio area ideal for outdoor dining and entertaining, along with a well-maintained lawn. To the front of the property, there is a small lawn area and a private off-road driveway providing parking for two vehicles, as well as access to a garage.





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 room 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 basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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		
England & Wales		
EU Directive 2002/91/EC		

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