



Clumber Avenue

, Newark, NG24 4DT

Offers in excess of £160,000



This appealing semi-detached property is conveniently located close to a range of local amenities, including schooling, shops and leisure facilities. The internal layout includes an entrance hall, lounge, breakfast kitchen, three double bedrooms and a bathroom. Outside, the home benefits from a shared driveway, parking to the front of the garage and an enclosed garden to the rear.



Description

A neatly presented semi-detached home positioned within easy reach of everyday facilities, including shops, schools and the local sports and leisure centre. The property offers a homely and welcoming feel, comprising an entrance hall, lounge, breakfast kitchen, three double bedrooms and bathroom. Externally, there is shared driveway access with parking positioned in front of the garage, together with a rear garden.

Entrance Hall 6'0" x 6'10" (1.84 x 2.1)

With radiator, staircase rising to the first floor and an understairs cupboard housing the combination central heating boiler.

Lounge 11'5" x 20'0" (3.5 x 6.1)

With windows to both the front and rear, radiator and fireplace.

Kitchen / Diner 9'1" x 12'5" (2.79 x 3.81)

Fitted with a selection of wall and base units, electric hob and oven, plus a two-and-a-half bowl sink unit. There are two side-facing windows and a rear access door.

Landing 12'4" x 2'11" (3.76 x 0.90)

Carpeted, leading to the three bedrooms and bathroom

Bedroom 1 11'5" x 9'2" (3.49 x 2.8)

With rear-facing window, radiator and wardrobe.

Bedroom 2 10'6" x 10'7" (3.21 x 3.25)

With front-facing window and radiator.

Bedroom 3 9'1" x 9'1" (2.77 x 2.78)

With rear-facing window and radiator.

Bathroom 7'1" x 6'10" (2.16 x 2.09)

Comprising low-level WC, wash hand basin and panelled bath with shower over. The room also includes a heated towel rail, tiled walls and a front-facing window.

Outside

To the front, there is a small garden area with a shared driveway to the side. The rear garden is mainly laid to lawn and features mature shrubs, hedging and a single garage/store.

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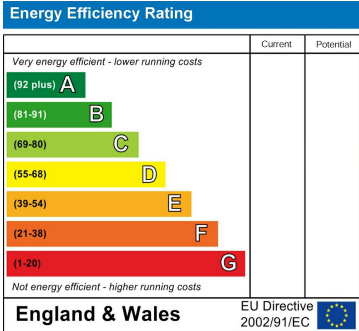
Area Map



Floor Plans



Energy Efficiency Graph



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