
BuckleyBrown
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£470,000
Central Avenue, Walesby, Newark,

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"A fantastic family home offering plenty of space to grow, with the added bonus of planning permission already granted for a separate dwelling, making this an exciting opportunity for developers and investors alike."

Luke, Valuer



TIMELESS LUXURY LIVING

An impressive three-bedroom modern family home, offering generous and versatile accommodation throughout.

Boasting multiple reception rooms and a spacious rear garden, the property provides ample space for both family living and entertaining, with a well-considered layout suited to modern lifestyles. Adding further appeal, planning permission has already been granted for a separate dwelling, presenting an exciting opportunity for developers, investors or those looking to maximise the property's potential.





THE FINER DETAILS

Situated in the popular village of Walesby, this impressive detached family home offers spacious and versatile accommodation, making it an ideal choice for families seeking a property with plenty of room to grow.

Combining generous internal living space with extensive outside grounds, the property also benefits from the added advantage of planning permission already granted for a separate dwelling within the side garden. This presents an exciting opportunity for developers, investors or buyers looking to create additional accommodation, subject to the approved plans.

Upon entering the property, the ground floor offers a well-balanced arrangement of reception and living spaces. The kitchen provides a practical space for everyday cooking, while the open-plan lounge and dining room creates a welcoming and sociable environment, ideal for both relaxing with family and entertaining guests. There is also a separate studio, offering excellent flexibility for use as a home office, creative space or additional reception room. Completing the ground floor is a family bathroom and a third bedroom, providing convenient and adaptable accommodation.

To the first floor, there are two further well-proportioned bedrooms, both offering comfortable sleeping accommodation, alongside a separate shower room. The layout provides a practical arrangement for family living, with flexibility to suit a variety of needs.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles, with the added benefit of a garage offering secure parking or useful additional storage. The generous side garden is a particularly notable feature, benefiting from planning permission for the construction of a separate dwelling, creating significant potential for further development. To the rear, a substantial and beautifully maintained garden provides an excellent outdoor setting, featuring a variety of mature trees, established shrubs and attractive planting. The generous proportions offer plenty of space for outdoor dining, entertaining and family activities, while creating a pleasant sense of privacy and tranquillity.

Combining a spacious detached family home, extensive gardens and the considerable benefit of existing planning permission for an additional dwelling, this is a rare and exciting opportunity offering both immediate appeal and long-term potential.







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CERTIFICATE





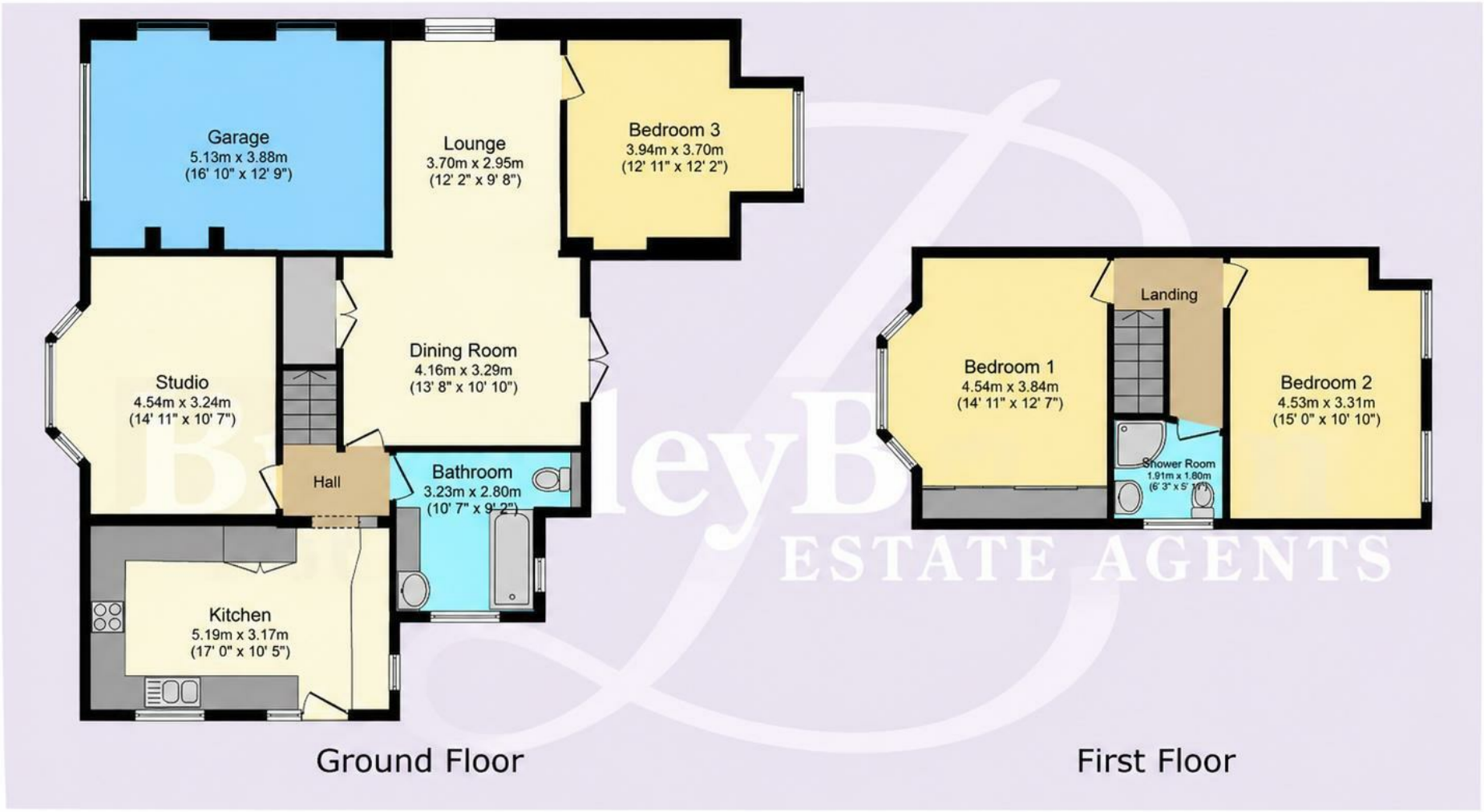




LIFE IN WALESBY

Walesby offers a charming village lifestyle, surrounded by beautiful open countryside and enjoying a peaceful rural atmosphere. With its attractive village setting, scenic surroundings and welcoming community feel, it provides an appealing balance of countryside living while remaining within reach of nearby towns and their everyday amenities.

For outdoor enthusiasts, the surrounding area offers plenty of opportunities to enjoy walking, cycling and exploring the nearby countryside, with the wider Sherwood Forest area providing an abundance of scenic routes and outdoor attractions. The village also benefits from local amenities, including a primary school, church, community facilities and traditional public houses, while the nearby village of Ollerton offers a wider range of shops, services and everyday conveniences. With its combination of rural charm, community spirit and accessibility to neighbouring towns, Walesby is an appealing location for those looking to enjoy a quieter pace of life without feeling too far removed from modern amenities.



Total floor area: 147.0 sq.m. (1,582 sq.ft.)

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Key Features

Impressive Three-Bedroom Detached Family Home

Situated in the Popular Village of Walesby

Spacious and Versatile Accommodation Throughout

Multiple Reception Rooms

Open-Plan Lounge/Dining Room

Well-Appointed Kitchen

Ground Floor Bedroom and Bathroom

Two First Floor Bedrooms

Planning Permission Granted for a Separate 3 bed Dwelling to the Side Garden

Size approximately 1,582 sq.ft

EPC Rating D
Council tax band D

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Let's Chat.

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