



Guide Price £240,000 Freehold

2 EASTERN COURT | NEWARK | NG24 1RT

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ESTATE AGENTS

**** GUIDE PRICE £240,000 - £250,000 ** NO UPWARD CHAIN!**

Nestled in a peaceful and well-regarded area of Newark, this delightful three-bedroom detached bungalow offers comfortable and flexible living, with all the essentials for relaxed, single-level living. Whether you're looking to downsize, relocate, or simply enjoy the quiet surroundings, this property is well worth a look.

Step inside via a spacious porch that leads into an airy hallway, offering a welcoming first impression. From here, you'll find a generously sized lounge with a warm and homely feel, complete with a feature fireplace that brings charm to the space. Natural light floods in through both the large window and sliding double doors that open out onto the rear garden — perfect for enjoying the outlook in all seasons.

Next door, the kitchen offers plenty of functionality with wooden cabinetry, ample worktop space, and room for your appliances. There's also enough space for a dining table and chairs, making it a great spot for everyday meals or hosting friends and family. Just off the kitchen is a handy utility room — ideal for laundry — with external access for added ease.

The property features three well-sized bedrooms, two which are front facing and one with the rear outlook. Each offers a good amount of space and potential, whether you're looking for guest rooms, a home office, or to personalise your own restful retreat.

A four-piece family bathroom completes the internal layout, offering both bath and shower facilities.

Outside, the enclosed garden provides a peaceful setting to enjoy the outdoors, with a patio seating area surrounded by established plants and shrubs. To the front, the home benefits from a private driveway and a single garage, offering convenient off-road parking and extra storage.

Call today to arrange a viewing.





Hall

With a double built in cloakroom and access to;

Living Room 13'1" x 17'7"

Complete with a feature fireplace, central heating radiators and a window/sliding double doors to rear elevation.

Kitchen/Diner 10'9" x 18'2"

Complete with a range of cabinetry and units with work surfaces above. Including space for a dining room table and chairs along with dual aspect windows. With an enclosed garden on two sides of the property with access to the garage side door.

Utility 5'3" x 7'9"

Including an inset sink and an external door to side elevation.

Porch

With access to the hall.

Bedroom One 9'8" x 11'8"

Complete with central heating radiator and window to front elevation.

Bedroom Two 8'9" x 11'8"

Complete with central heating radiator and window to the garden elevation.

Bedroom Three 6'4" x 8'1"

Complete with central heating radiator and window to side elevation.

Bathroom 5'3" x 8'0"

Complete with a four piece suite. Including window to the garden elevation.

Outside

The rear garden hosts a patio seating area

with painted trees and shrubs surrounding. To the front offers a garage and driveway for added convenience.



Ground Floor
94 Sq.m/ 1007.18 Sq.ft
Approx



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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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