



£240,000 Freehold

18 THE BRAMBLES | WALESBY | NEWARK | NG22 9PH

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ESTATE AGENTS

ONE NOT TO MISS!!...We are pleased to present this well-appointed three-bedroom semi-detached home, set within the popular village location of Walesby. Offering spacious and flexible accommodation throughout, this property is ideal for families, couples, or those seeking a comfortable home with modern features and excellent outdoor space.

Stepping inside, the home immediately offers a sense of space and practicality, with a welcoming entrance hall providing useful storage and access to the main living areas. The kitchen has been thoughtfully designed to suit modern living, offering ample work surfaces, integrated appliances and a breakfast bar that creates a sociable space for everyday dining. To the rear, the open dining and living area forms the heart of the home, perfectly suited for entertaining or family life, with bi-folding doors opening directly onto the garden and allowing natural light to flood the room.

A separate front-facing living room provides a cosy retreat, ideal for relaxing in the evenings. Additional convenience is offered by a utility room with further storage and external access, while a contemporary ground-floor shower room completes the lower level.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering flexibility for family living, guests or home working. A modern family bathroom serves the first floor, complemented by further built-in storage.

Outside, the home enjoys off-street parking for two vehicles to the front, while the rear garden offers a generous patio area and a well-maintained lawn, creating a fantastic space for outdoor dining, entertaining or simply enjoying the quieter village setting.

Offering space, comfort and versatility in a desirable location, this attractive home is well worthy of an internal viewing.





Hall

Additional storage and access to;

Kitchen 15'8" x 8'6"

Laminate flooring, ample storage cupboards with work surfaces, integrated oven and hand wash basin, hob with extractor fan above and extended work surfaces providing space for bar-stool seating.

Dining/Living Room 14'3" x 8'4"

Carpeted flooring, central heating radiator, space to accommodate a dining table with additional seating and bi-folding doors providing access to the rear garden.

Utility

Laminate flooring, storage cupboards with work surfaces, integrated hand wash basin, space for additional appliances and a door providing access to the outside.

Living Room 14'10" x 12'4"

Carpeted flooring, central heating radiator and a window overlooking the front of the property.

Shower Room 5'3" x 8'4"

Three-piece suite comprising laminate flooring, low-flush toilet, hand-wash basin, tiled walk-in shower and a rear-facing window.

Landing

Additional storage and access to;

Bedroom One 8'7" x 11'6"

Carpeted flooring, additional built-in storage, central heating radiator and a window to the front of the property.

Bedroom Two 9'3" x 8'9"

Carpeted flooring, central heating radiator and a window to the rear of the property.



Bedroom Three 6'10" x 8'2"

Carpeted flooring, central heating radiator and a window to the front of the property.

Bathroom 6'9" x 5'6"

Three-piece suite with laminate flooring, low flush toilet, hand wash basin, bath and a window to the rear of the property.

Storage 5'10" x 9'3"

Additional storage area, accessed from the driveway.

Outside

To the front, the property offers off-street parking for two vehicles with loose gravel surrounds. To the rear, there is a generous patio area and a well-maintained lawn.





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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