

# Emma Terry Homes

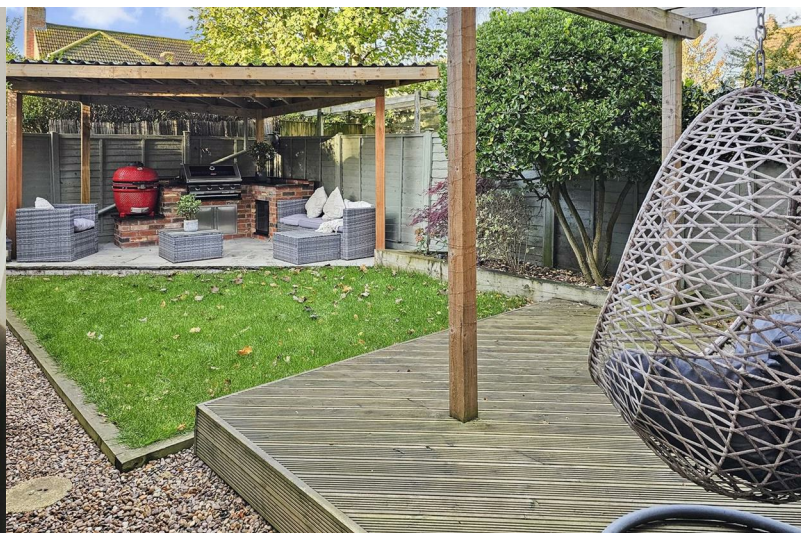
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3 Oakwood

Flintham, Newark, NG23 5LZ

Asking price £230,000



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Offered to the market is this well-presented detached two double bedroom family home, located in the popular village of Flintham, tucked away in a quiet cul-de-sac with attractive woodland views to the front. The property is situated within highly desirable school catchments and benefits from excellent access to local amenities and major road links.

The accommodation includes an entrance hall, a modern ground floor W.C., a bright double-aspect living room, and a refitted kitchen featuring new cupboards, a new sink and an integrated washing machine. Upstairs there are two well-proportioned double bedrooms, with bedroom two benefitting from a built-in wardrobe, along with a family bathroom. Outside, the property enjoys an enclosed and private rear garden, a single garage and off-street parking.

The current owners have carried out a thoughtful programme of improvements, including the installation of hardwood flooring throughout the ground floor, the addition of an outdoor kitchen and extended decking area designed for entertaining, and new paving to the front of the property. The downstairs W.C. has been refurbished, and part of the loft has been boarded to provide useful storage space. Insulation has also been replaced and upgraded to improve energy efficiency.

This is a lovely home in a peaceful and desirable setting, and viewing is highly recommended to fully appreciate the quality of the accommodation and surroundings.



## ENTRANCE HALL

Entrance door to property, Hardwood flooring, a central heating radiator, doors through to WC, kitchen and living room and stairs to first floor.

## WC

Newly fitted, Low level flush WC, wash hand basin, a central heating radiator and UPVC double glazed obscure window to front.

## KITCHEN

6'2" x 10'11" (1.90 x 3.33)

A variety of newly fitted wall and base units, built-in electric oven and grill and gas hob with extractor fan, inset sink with mixer tap and drainer, built in washing machine, space for fridge freezer, a central heating radiator, Hardwood flooring and UPVC double glazed window to rear.

## LIVING ROOM

9'6" x 19'9" (2.92 x 6.03)

Two central heating radiators, space for electric stove effect fire, hardwood flooring, UPVC double glazed window to front and UPVC double glazed French doors to rear.

## LANDING

UPVC double glazed window to side and doors through to bedroom 1, 2 and bathroom.

## BEDROOM 1

9'6" x 12'11" max (2.90 x 3.94 max)

A central heating radiator, built-in wardrobe and two UPVC double glazed windows to front.

## BEDROOM 2

10'2" x 9'2" (3.10 x 2.80)

A central heating radiator, Built in wardrobe and UPVC double glazed window to rear.

## BATHROOM

5'7" x 6'5" (1.71 x 1.98)

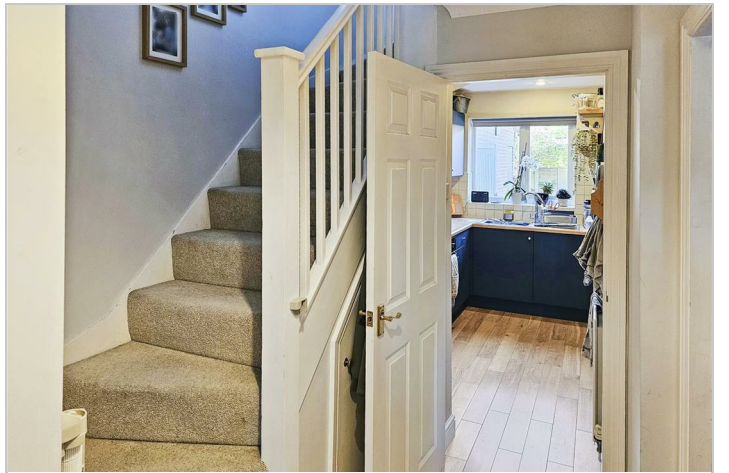
Low level flush WC, wash hand basin, bath with electric shower over, a central heating radiator and UPVC double glazed obscure window to rear.

## GARAGE

Garage with lighting and power and front and side access.

## OUTSIDE

The garden has undergone a complete renovation and now provides a superb outdoor living and entertaining space, featuring a bespoke outdoor kitchen (with appliances for separate negotiations) and a generous decking area that creates an inviting setting for dining, relaxing or hosting.

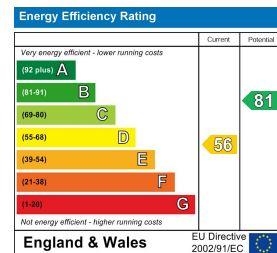




## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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