



**6 Browns Court, Farnsfield, Newark, NG22  
8WN**

**Offers Around £224,950**  
**Tel: 01636 816200**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- An Attractive Semi Detached Home
- Lounge, Dining and Kitchen Areas
- 2 Double Bedrooms
- Parking for 2 Cars
- Viewing Highly Recommended!
- Modern Open Plan Layout
- Convenient Ground Floor W/C
- Modern 1st Floor Bathroom
- Low Maintenance Rear Garden

A fantastic opportunity to purchase this stylish semi-detached home, perfect for first-time buyers, professional couples, or those seeking to downsize into modern, low-maintenance living.

The property offers a bright and spacious open-plan ground floor layout, incorporating a triple-aspect lounge, dining area, and contemporary fitted kitchen. To the rear, a useful lobby gives access to a convenient ground floor W/C.

Upstairs, there are two generous double bedrooms and a modern family bathroom.

Externally, the property benefits from parking for two vehicles at the front, while the rear boasts an enclosed, easily maintained garden - ideal for relaxing or entertaining.

Early viewing is highly recommended!

#### ACCOMMODATION

A part glazed composite entrance door leads into the entrance hall.

#### ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and a door into the open plan living space.

#### OPEN PLAN LIVING SPACE

A superb triple aspect living, dining and kitchen area with uPVC double glazed windows to both the front, side and rear elevations. The lounge area features a central heating radiator and is carpeted, leading onto the dining kitchen area with a central heating radiator and a large storage cupboard under the stairs with light. The fitted kitchen includes a range of base and wall cabinets with rolled edge worktops and matching upstands, an inset stainless steel single drainer sink with mixer tap, a built-in oven by Zanussi with four ring gas hob and chimney extractor hood over then space for further appliances including plumbing for a washing machine. The Ideal Logic central heating boiler is concealed in one of the cupboards and there is a door into a rear hallway.

#### REAR HALLWAY

With a central heating radiator, a part glazed composite door onto the rear aspect and a door to the ground floor W/C

#### GROUND FLOOR W/C

Fitted in white with a close coupled toilet and a pedestal wash basin with mixer tap and tiled splashbacks. Central heating radiator and extractor fan.

#### FIRST FLOOR LANDING

With doors to bedrooms and the bathroom.

#### BEDROOM ONE

A good sized double bedroom with a central heating radiator, two uPVC double glazed windows to the front aspect and a useful built-in cupboard over the stairs for storage.

#### BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect. Access hatch to the roof space and a built-in cupboard for storage.

#### BATHROOM

Fitted in white with a panel sided bath with hot and cold taps and electric shower over plus glazed shower screen. There is a pedestal wash basin with hot and cold taps and tiled splashbacks plus a dual flush toilet and an electric shaver point. Central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

#### DRIVEWAY PARKING

Driveway parking sits to the front of the property providing off street parking for at least two vehicles.

#### GARDEN

There is a small low maintenance frontage and a fully enclosed rear garden with lawned area, planted vegetable beds, a small timber shed and all enclosed with timber panelled fencing.

#### COUNCIL TAX

The property is registered as council tax band B.

#### VIEWINGS

By appointment with Richard Watkinson & Partners.

#### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

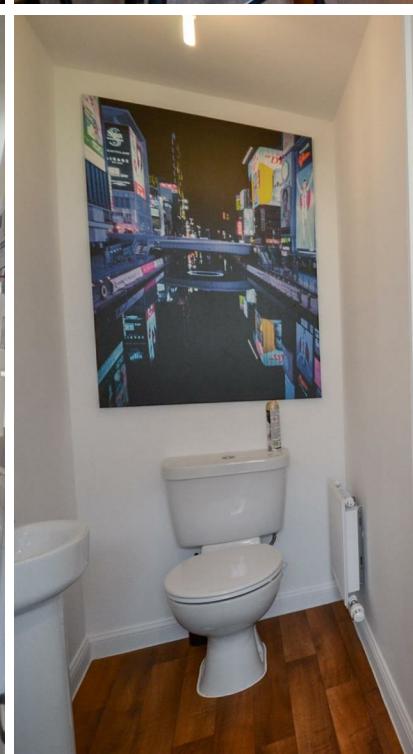
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

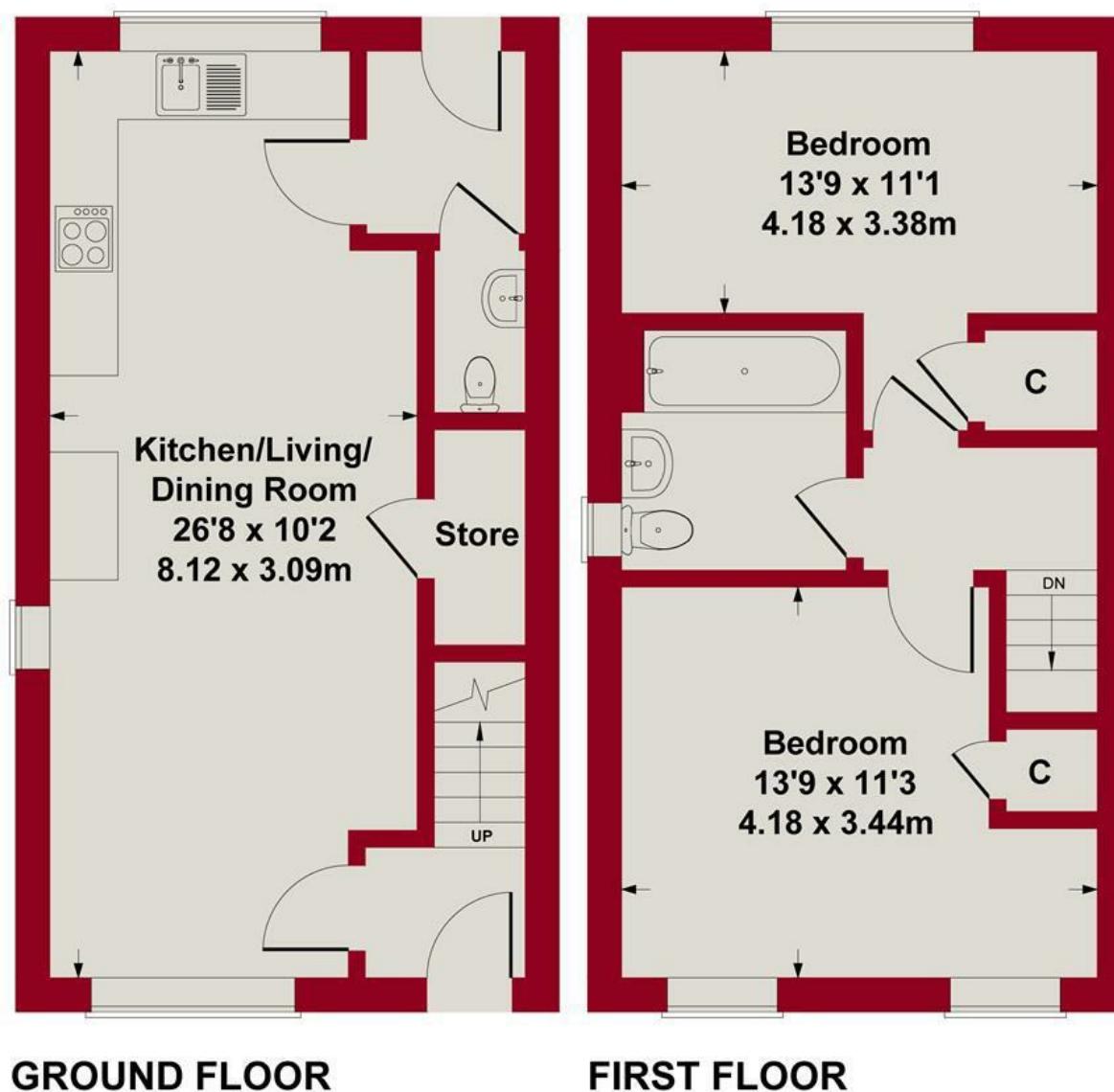
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area  
732 sq ft - 68 sq m



### GROUND FLOOR

### FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 96        |
| (81-91)                                     | B | 83                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 816200



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