



**6 Trail View, Farnsfield, Newark, NG22 8FP**

**Guide Price £349,950**

**Tel: 01636 816200**

- A Superb Detached House
- Fantastic Position
- Dining Kitchen
- 3 Bedrooms
- Landscaped Garden
- Well Appointed Throughout
- Dual Aspect Lounge
- Ground Floor W/C
- Bathroom Plus En-suite
- Double Driveway, Single Garage

A fantastic opportunity to purchase a superbly situated detached home, occupying a prime position and offering well appointed accommodation extending to approximately 900 square feet in total.

Built c.2017 to a pleasing design with many of the rooms being dual aspect, the property will no doubt appeal to a wide range of buyers with the internal accommodation in brief comprising an entrance hall with oak flooring, a well proportioned lounge and a dining kitchen fitted with a comprehensive range of appliances and featuring French doors onto the garden. There is a useful ground floor W/C then to the 1st floor 3 bedrooms, the main bathroom and an en-suite shower room.

The property occupies a superb plot including a fully enclosed and landscaped garden with lawn, natural sandstone patio and decked seating area with pergola over plus gates onto double width driveway parking and the brick built garage.

In addition, planning permission was granted in May 2022 for a 2 storey extension to the rear of the property which would both enlarge the lounge and create a 4th bedroom with en-suite off.

Viewing is highly recommended!

#### **ACCOMMODATION**

A composite entrance door with letterbox leads into the entrance hall.

#### **ENTRANCE HALL**

With solid oak flooring, central heating radiator, stairs rising to the first floor with a useful understairs storage cupboard plus a further built-in double cloaks cupboard with hanging rail and coat hooks.

#### **LOUNGE**

A well proportioned dual aspect reception room with 2 central heating radiators and UPVC double glazed windows to both the front and side elevation.

#### **DINING KITCHEN**

A spacious dual aspect dining kitchen fitted with a range of cream fronted cottage style base and wall units with butchers block effect worktops and matching upstands. There is a stainless steel single drainer sink with mixer tap and built-in appliances including as a Zanussi

4 zone electric hob with chimney extractor hood over, an eye-level oven, integrated fridge/freezer, dishwasher and washing machine. Central heating radiator and a UPVC double glazed window to the front and side elevations plus French double doors leading onto the garden.

#### **GROUND FLOOR W/C**

A modern suite in white including an eco-flush toilet and a corner pedestal wash basin with mixer tap and tiled splashback. Decorative Moroccan style tiling, tiled floor, central heating radiator and an extractor fan to the ceiling.

#### **FIRST FLOOR LANDING**

With central heating radiator, a UPVC double glazed window to the rear elevation and access hatch to the roof space.

#### **BEDROOM ONE**

A double bedroom with central heating radiator, UPVC double glazed windows to the front and side elevations and a door into the ensuite shower room.

#### **EN SUITE SHOWER ROOM**

A modern suite in white including a pedestal wash basin with mixer tap, an eco-flush toilet and a shower enclosure with low profile tray and Aqualisa electric shower. Tiling for splashbacks, a central heating radiator, extractor fan and a UPVC double glazed obscured window to the front elevation.

#### **BEDROOM TWO**

A double bedroom with central heating radiator, a UPVC double glazed window to the side and front elevation and a useful built-in storage cupboard over the stairs.

#### **BEDROOM THREE**

With central heating radiator and a UPVC double glazed window to the side elevation.

#### **BATHROOM**

A modern suite in white fitted with a panel sides bath with hot and cold taps, a wash basin with mixer tap and tiled splashback plus an eco-flush toilet. Tiling for splashbacks, extractor fan, central heating radiator and a UPVC double glazed obscured window to the side elevation.

#### **DRIVEWAY AND GARAGE**

Double 5 bar timber gates open onto double width driveway parking which sits to the front of the detached brick built garage.

#### **GARDENS**

The property occupies a delightful plot with small planted frontage and a fully enclosed garden which is mainly set to lawn and includes a raised timber decked seating area with the pergola and climbing plants, natural sandstone paving, gated access onto the driveway and a small children play spot to the side of the garage.

## **PLANNING PERMISSION FOR EXTENSION**

Planning permission was granted by Newark and Sherwood District Council in May 2022 for a 2 storey extension to the rear of the property. The proposed extension would enlarge the lounge to the ground floor and create a 4th bedroom with en-suite to the 1st floor. Full plans can be viewed online at <https://www.newark-sherwooddc.gov.uk> under planning reference 22/00844/HOUSE or on request via Richard Watkinson and Partners

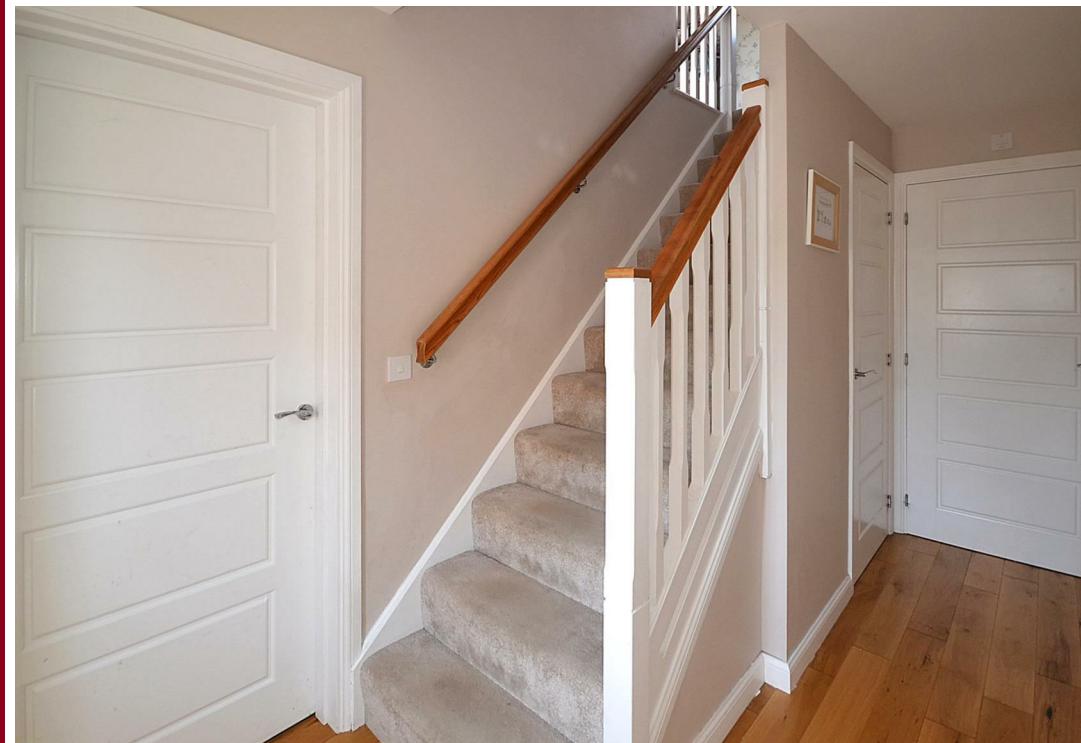
## **COUNCIL TAX BAND**

The property is currently registered as council tax band D

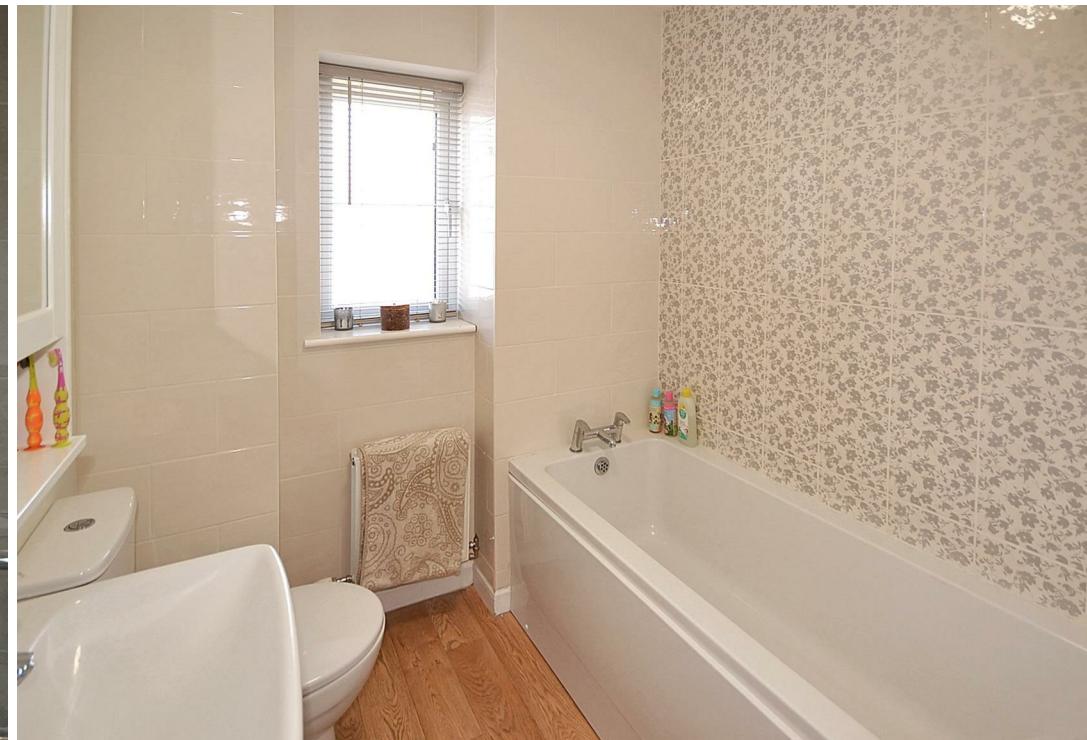
## **MANAGEMENT SERVICE CHARGE**

The property is Freehold.

We are advised by the sellers of an annual management service charge, currently set at £171.00/annum.

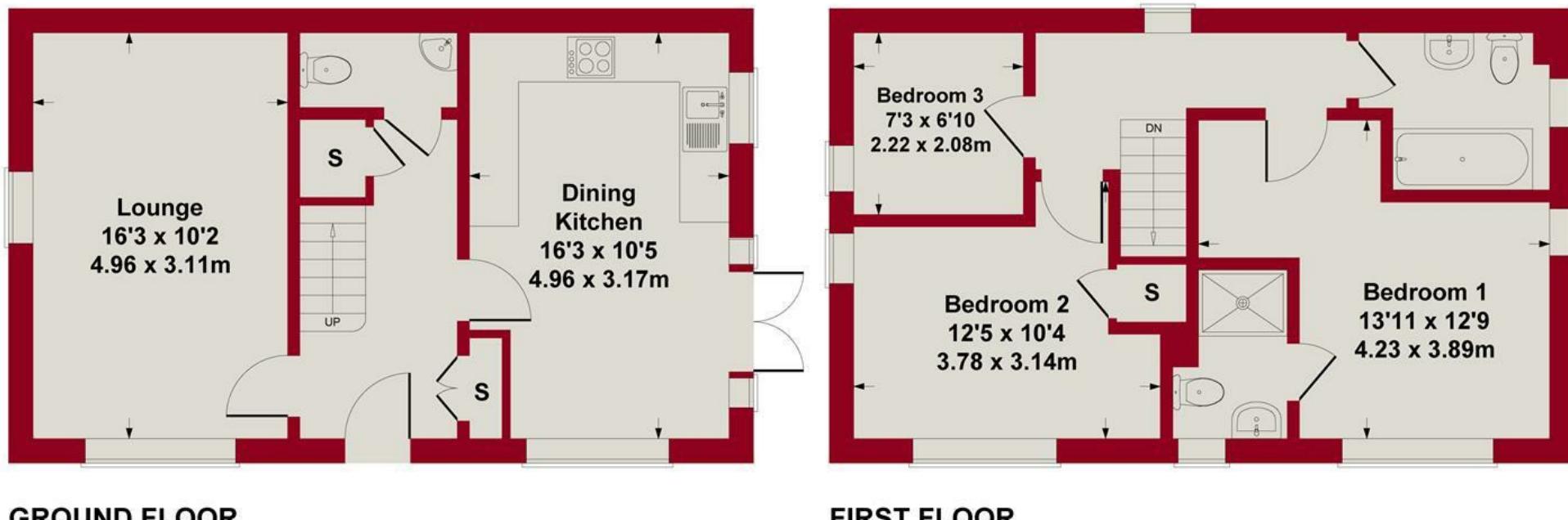








Trail View, Farnsfield  
Approximate Gross Internal Area  
904 sq ft - 84 sq m



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. 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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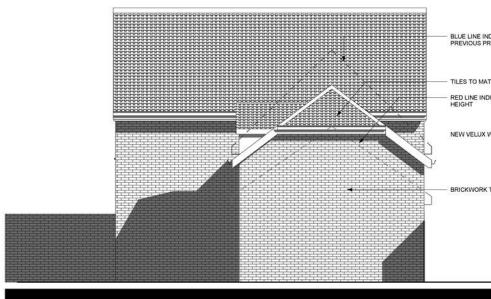
**PROPOSED MATERIALS:**  
 BRICKWORK: Weinberger Oakwood Multi  
 ROOF TILES: Russell Grampian slate grey  
 OTHER: All fascia & soffits to be white, all rainwater goods to be black



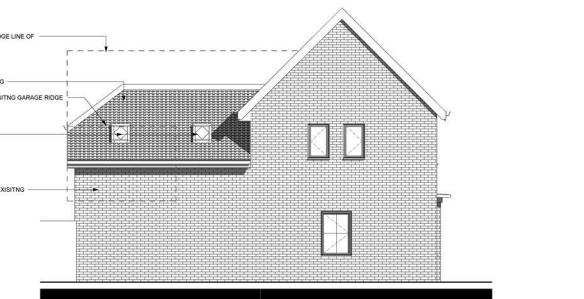
① Front Elevation - East



② Side Elevation - North



③ Rear Elevation - West



④ Side Elevation - South

Proposed Extension		
Rev	Description	Date
1	UPDATED TO REFLECT REDUCED MASSING	25.05.2
2	HIP ADDED TO NEW ROOF	26.02.2
STATUS: N/A PURPOSE OF ISSUE: PLANNING		
PROJECT: Proposed Extension, 6 Trail View, Mansfield		
TITLE: Proposed E elevations		
CLIENT:		
DRAWN BY:	CHECKED BY:	DATE: 26/04/22
SCALE: 1:50	PROJECT NUMBER: 2022001	
DRAWING NUMBER: A007		#4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	84
(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



Google

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



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