

20 Marquis Avenue, Balderton, Newark, Nottinghamshire, NG24 3HY

Guide Price £294,000 Tel: 01636 611811



Completely restored, extended and refurbished throughout, this two bedroomed detached bungalow stands in a culde-sac location and a corner plot adjacent to a green open area.

The property features a 24' dining kitchen with bespoke unit, quality appliances and centre opening French doors to the garden. The front lounge has a south facing window bay. The master bedroom is en-suite with a quality fitted shower room and walk-in wardrobe with bespoke units. Bedroom 2 is a double sized room and the family bathroom is nicely appointed.

The bungalow stands with a walled frontage, turfed front garden, tarmacadam driveway, stone paths and to the rear feather-edged boarded fencing.

There is an integral general storage garage. Central heating is gas fired and the property has brand new double glazed throughout.

Marquis Avenue situated off Manners Road, is within a short walking distance of a supermarket, local shops, bus services, primary and secondary schools. The location is just 2 miles from Newark town centre and readily accessible are access points to the A1 trunk road. The area is well established and a popular place to live.

The property has been fully re-wired, has a new fuse board and provides the following accommodation:-

FRONT ENTRANCE HALL

With radiator, LED lighting and hatch to the roof space.

DINING KITCHEN 24' x 11'11 (7.32m x 3.63m)



A new extension to the bungalow with centre opening French doors and glazed side panels opening out to the rear garden. The kitchen has bespoke units with panelled doors, drawers and detailing. There is an island unit with cupboards and drawers incorporating also a wine rack. Range of Logik appliances including a 5 ring gas hob, electric oven, cooker hood and integral dishwasher. Worcester gas fired central heating boiler and 2 radiators.

FURTHER VIEW OF THE DINING KITCHEN



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LOUNGE 14'11 x 11'3 (4.55m x 3.43m)



With south facing window bay, ornamental fireplace with stone hearth and radiator.

BEDROOM ONE 13'11 x 11'10 (4.24m x 3.61m)



A good sized double bedroom.

EN-SUITE 8'2 x 6'5 (2.49m x 1.96m)



With 4ft wide shower with glass screen, basin, low suite WC, chrome heated towel rail and LED lighting.

WALK-IN WARDROBE

 $8^{\prime}1\ x\ 5^{\prime}10\ (2.46m\ x\ 1.78m\)$ Hanging space, drawers and shelves, bespoke fittings and LED lighting.

BEDROOM TWO 12'5 x 10'10 (3.78m x 3.30m)



A good double sized guest or family bedroom. Radiator.

BATHROOM 8'5 x 6'5 (2.57m x 1.96m)



With bath, basin, low suite WC, chrome heated towel rail, LED lighting, extractor fan and built-in cupboard.

OUTSIDE



The property stands with a low walled frontage, recently turfed front garden and a tarmacadam driveway. The rear garden is fenced with feather edge boarding. There are stone paths and an extensive stone patio area.

INTEGRAL STORAGE GARAGE

11'4 x 8'3 (3.45m x 2.51m)

Providing useful storage space for bicycles and garden equipment. 2 double panelled radiators, up and over door.

REAR VIEW OF THE PROPERTY



NOTE FURTHER PHOTOGRAPHS TO ADD AS WORKS PROGRESS.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

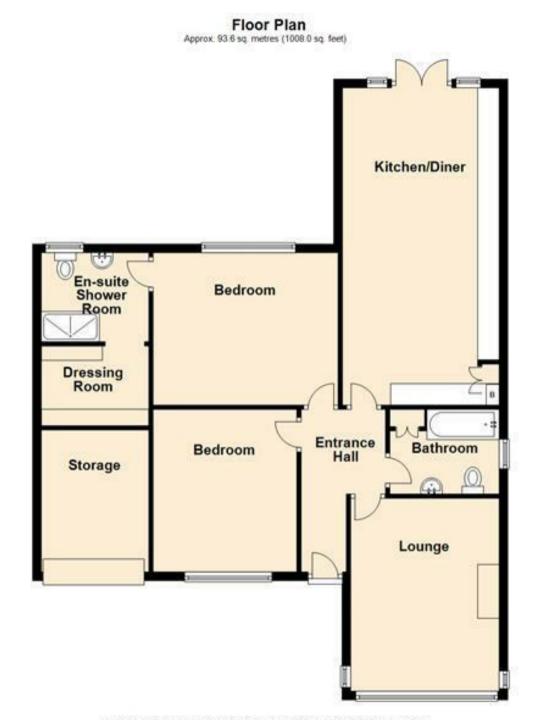
Vacant possession will be given on completion.

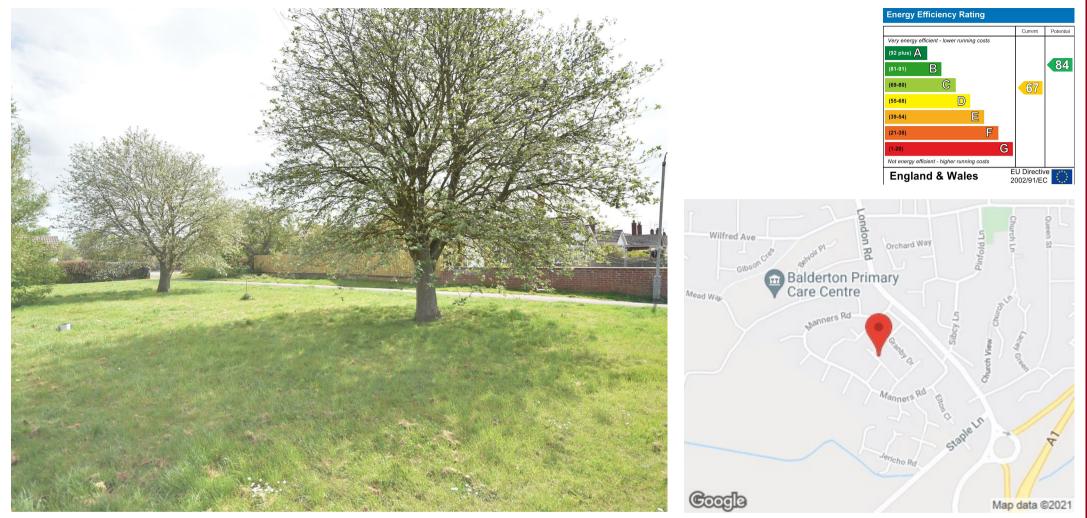
MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.





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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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