



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

Guide Price £294,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Completely restored, extended and refurbished throughout, this two bedroomed detached bungalow stands in a cul-de-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, tarmac 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



FURTHER VIEW OF THE DINING KITCHEN



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.

BEDROOM TWO

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



A good double sized guest or family bedroom. Radiator.

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.

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.

WALK-IN WARDROBE

8'1 x 5'10 (2.46m x 1.78m)

Hanging space, drawers and shelves, bespoke fittings and LED lighting.

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.


Floor Plan

Approx: 93.6 sq. metres (1008.0 sq. feet)



Total area: approx. 93.6 sq. metres (1008.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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 



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 firm's 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 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers