

Butterfly Bungalow, Village Close, Farndon, Newark

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OLIVER REILLY


HOME

Butterfly Bungalow, Village Close, Farndon, Newark

Guide Price £255,000 - £265,000

- SUBLIME SEMI-DETACHED CHALET BUNGALOW
- QUIET & SOUGHT-AFTER VILLAGE CUL-DE-SAC
- LOVELY & CONTEMPORARY DINING KITCHEN
- DETACHED GARAGE & GATED GRAVELLED DRIVEWAY
- CLOSE TO TOWN CENTRE & MAIN ROAD CORRIDORS
- THREE EXCELLENT BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM WITH GAS FIRE
- FABULOUS FOUR-PIECE SHOWER ROOM
- BEAUTIFULLY LANDSCAPED FRONT & REAR GARDENS
- EXCEPTIONAL QUALITY & NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £255,000 - £265,000. PEACEFUL TRANQUILITY & OUTSTANDING QUALITY!!!

Prepare to be WOWED by this GORGEOUS semi-detached chalet bungalow. Promising outstanding quality, combined with a DECEPTIVE LAYOUT that promotes LIVING FLEXIBILITY AT IT'S FINEST!

This attractive residence is beaming in a quiet, charming cul-de-sac. Lying in the heart of the popular village of Farndon. Hosting an array of excellent amenities, tranquil countryside walks and ease of access to Newark Town Centre and onto the A46/A1 corridors.

Not only does this BRIGHT & BEAUTIFUL home ensure CLASS & QUALITY in ever room, it promises a lovely lifestyle. Standing proud on an envious private plot. Leaving you in a world of your own!... Whilst remaining easily connected to civilisation!

The adaptable internal layout comprises: Inviting reception hall with complementary composite front door and oak flooring. A WELL-APPOINTED MODERN DINING KITCHEN, useful rear porch, a GENEROUS DUAL-ASPECT LIVING ROOM with a feature fireplace, housing an inset gas fire. There are two bedrooms and a STUNNING FOUR-PIECE SHOWER ROOM.

The individuality of this home is located via a staircase in the living room, up to a MARVELLOUS MASTER BEDROOM with a POTENTIAL-FILLED attic store, which has a great scope to be adapted/ enhanced in numerous ways. Subject to relevant approvals.

If you thought the inside was nice, wait until you BASK IN THE BEAUTY of the delightfully established rear garden. Filled with colour and personality!... Hosting a secluded paved seating area. storage shed, summer house and a DETACHED SINGLE GARAGE. Equipped with power and lighting.
The front aspect offers a sizeable and equally well-tended front garden. Greeted with a GATED & GRAVELLED MULTI-VEHICLE DRIVEWAY.

Additional benefits of this likeable home include uPVC double glazing, gas central heating and complementary oak internal doors throughout.

THE STANDARD HAS BEEN SET!... Step inside and see for yourself! NO ONWARD CHAIN!!!







INVITING RECEPTION HALL: 13'1 x 6'8 (3.99m x 2.03m)

GENEROUS DUAL-ASPECT LIVING ROOM: 14'4 x 11'10 (4.37m x 3.61m)
Max measurements provided.

SUPERB DINING KITCHEN: 13'1 x 12'8 (3.99m x 3.86m)
Max measurements provided.

REAR PORCH: 3'10 x 3'5 (1.17m x 1.04m)

BEDROOM TWO: 11'4 x 11'1 (3.45m x 3.38m)

BEDROOM THREE: 12'2 x 11'1 (3.71m x 3.38m)
Max measurements provided.

STUNNING SHOWER ROOM: 8'10 x 6'9 (2.69m x 2.06m)

FIRST FLOOR MASTER BEDROOM: 17'0 x 10'9 (5.18m x 3.28m)
Max measurements provided.

FIRST FLOOR STORAGE SPACE: 11'7 x 10'5 (3.53m x 3.18m)
A useful multi-purpose space. Currently used for storage. Hosting great potential! Majority boarded floor, with ceiling strip-light and exposed ceiling trusses.

DETACHED SINGLE GARAGE:
Of brick built construction with a flat felt roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. uPVC double glazed window to the right side elevation. A wooden rear personal door gives access out to the garden.



EXTERNALLY:

This delightful semi-detached bungalow enjoys a peaceful cul-de-sac position within a highly desirable and well-served village, offering convenient access to excellent road links and the nearby town centre.

Occupying an impressive plot, the property boasts beautifully maintained gardens, generous off-street parking and a wonderful degree of privacy. To the front, a dropped kerb provides vehicular access through double gates onto a spacious gravelled driveway, offering ample parking for multiple vehicles. A concrete pathway leads to the entrance porch and complementary composite front door, while the attractive and well-established front garden creates a welcoming first impression. Predominantly laid to lawn, the garden is complemented by decorative gravelled borders and an attractive selection of mature planting. A tall conifer hedge provides screening to the front boundary, with fencing enclosing the sides.

Accessed via a timber gate alongside the driveway, the beautifully established rear garden is a particular highlight of this charming home. Lovingly maintained and bursting with colour and character, the garden is predominantly laid to lawn and features an abundance of mature plants, flowering shrubs and established borders, creating a tranquil and private outdoor retreat.

There are two delightful paved seating areas, perfect for outdoor dining, or relaxing in the sunshine. One is conveniently accessed through uPVC double-glazed sliding doors from the third bedroom, while the second enjoys a more secluded position behind the detached garage, surrounded by mature shrubs and decorative gravelled borders. Further enhancing the outdoor space is a charming summer house, providing an ideal spot to unwind and enjoy the garden throughout the seasons.

Additional practical features include an outside tap, double external power socket and security lighting. A timber personnel door provides convenient access to the detached single garage. Enclosed by a combination of established hedging and fencing, the rear garden enjoys an excellent degree of privacy throughout the year.

Approximate Size: 1,040 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a serviced boiler (May 2026) and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.




BUTTERFLY
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BUNGALOW

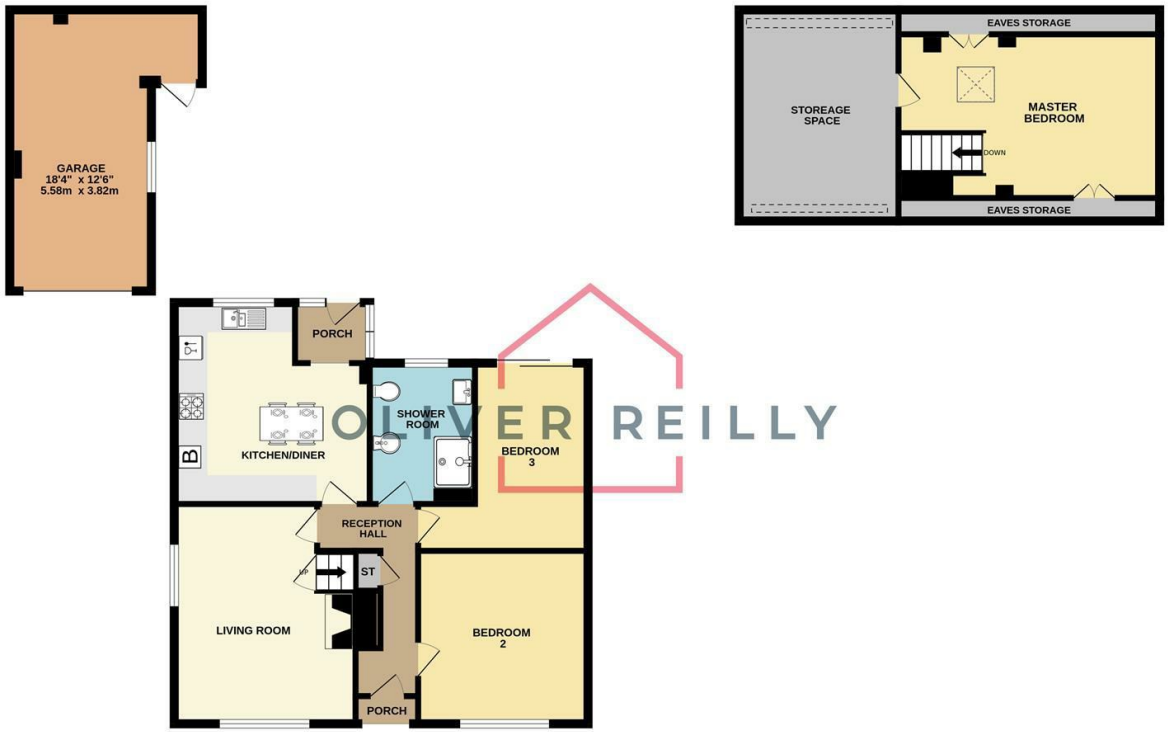






GROUND FLOOR

1ST FLOOR



OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

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