

FOR  
SALE



Brackendale Drive, Walesby, Newark, Nottinghamshire NG22 9NA

Chadwells  
Estate & Letting Agents

Offers In Excess of £180,000 - Freehold Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

## PROPERTY SUMMARY

Discover the charm and convenience of this delightful 2-bedroom bungalow nestled in the picturesque village of Walesby. Perfectly designed for comfortable living, this spacious property boasts two bright and airy reception rooms that offer a welcoming space for relaxation and entertaining. The well-proportioned bedrooms provide ample space for family, guests, or a home office, while the modern bathroom delivers both style and functionality. Set within a peaceful setting, the bungalow benefits from easy single-level access, ideal for all stages of life. Outside, a generous garden area offers the perfect spot for outdoor activities or gardening enthusiasts to nurture their green thumbs. Situated in a tranquil community yet within easy reach of local amenities, schools, and transport links, this charming home promises a peaceful lifestyle with all the conveniences close at hand. Don't miss the chance to explore this wonderful opportunity to own a comfortable and inviting bungalow in one of the region's most sought-after locations.

## POINTS OF INTEREST

- Beautifully Presented Throughout
- Two Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Detached Garage With Power And Lighting
- Two Reception Rooms



## **Kitchen**

2.10m x 4.14m (6' 11" x 13' 7") Fitted with a range of modern wall and base units having square edge worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include an eye level double electric oven and gas hob with extractor fan over. Space for upright fridge freezer and washing machine. Dual aspect uPVC windows, uPVC door to the side aspect, laminate flooring, ceiling light fitting, tiled splash backs and radiator.

## **Lounge**

3.44m x 5.34m (11' 3" x 17' 6") With carpet flooring, uPVC window to the front aspect, decorative fireplace with tiled hearth, radiator, wall and ceiling light fittings, TV and BT points.

## **Inner Hall**

With carpet flooring, loft access with ladders and ceiling light fitting.

## **Dining Room**

2.47m x 3.57m (8' 1" x 11' 9") With carpet flooring, pendant light fitting, radiator and French doors to the sunroom.

## **Sunroom**

2.45m x 2.80m (8' 0" x 9' 2") With tiled flooring, wall light fittings, radiator and French doors opening onto the rear garden.

## **Bedroom One**

3.10m x 3.19m (10' 2" x 10' 6") With carpet flooring, uPVC window to the rear aspect, radiator and ceiling light fitting.

## **Bedroom Two**

2.11m x 2.69m (6' 11" x 8' 10") With carpet flooring, uPVC window the side aspect, radiator and ceiling light fitting.

## **Bathroom**

2.06m x 1.97m (6' 9" x 6' 6") Fitted with a three piece suite comprising of bath with mixer shower over, pedestal hand wash basin and low flush WC. Tiled splash backs and flooring, obscure uPVC window to the side aspect, chrome heated towel rail, and ceiling light fitting.

## **Externally**

The front of the property is accessed through double metal gates giving access to the private driveway and front lawn. The driveway allows ample space for off road parking and benefits from an external power point and tap. The rear garden is enclosed with gated access to the side aspect and is mainly laid to lawn with a patio area.

## **Garage**

With metal up and over door and internal power and lighting.

## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lateral living.

### Building Safety

No

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 55% of fixed outlets

### Existing Planning Permission

No

### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

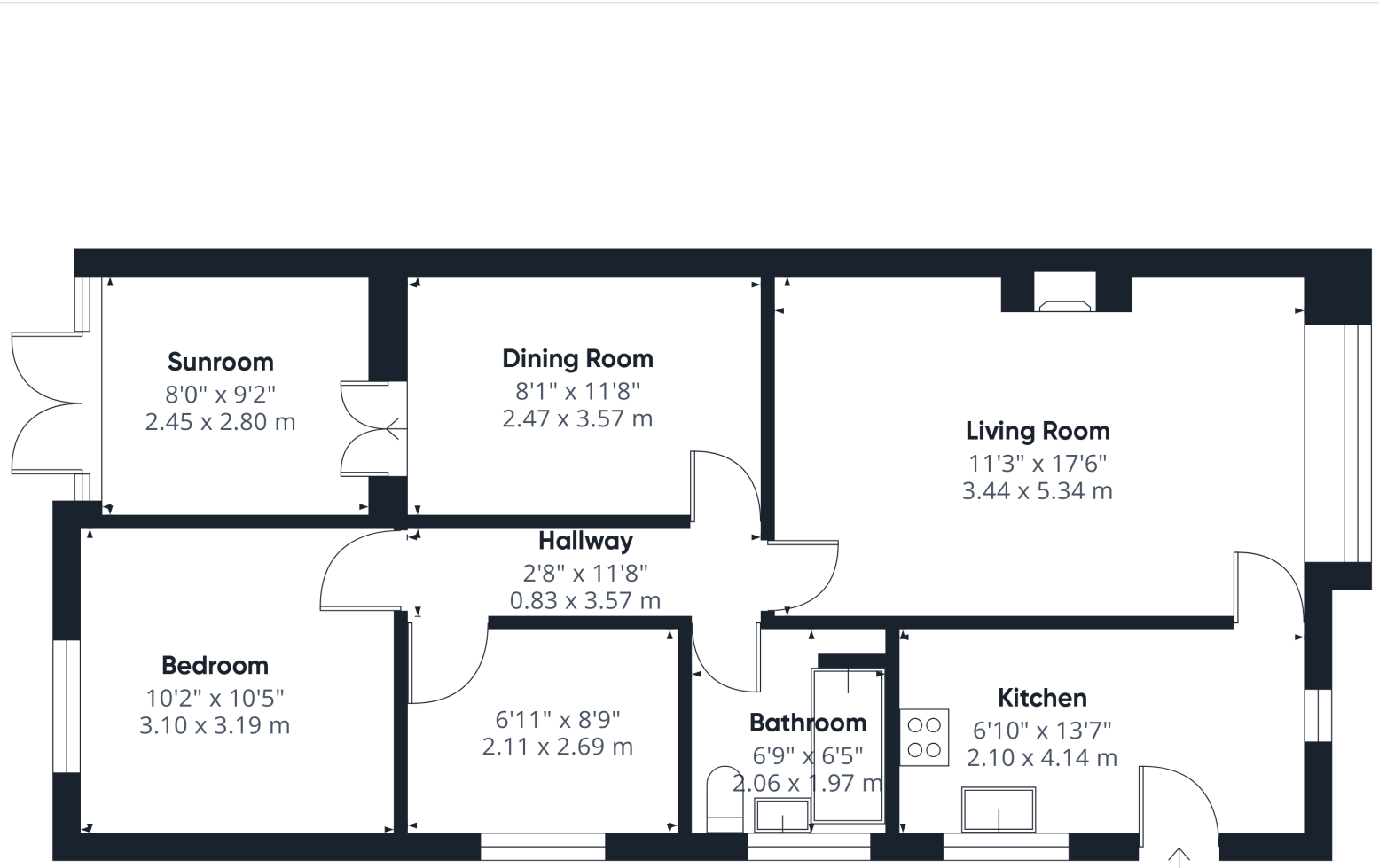
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





**Approximate total area<sup>(1)</sup>**  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

