



## Central Avenue

Walesby, Newark, NG22 9NR

Offers over £340,000



Nestled in the charming village of Walesby, Newark, this delightful detached house on Central Avenue offers a perfect blend of comfort and space for family living with four well-proportioned double bedrooms.

Situated in a peaceful area, this home benefits from the tranquility of village life while still being conveniently located for access to local amenities and transport links.

In summary, this detached house on Central Avenue is a wonderful opportunity for those looking to settle in a serene environment without compromising on space and comfort. With its four bedrooms and inviting reception room, it is a property that truly feels like home.



### Description

Named accordingly - Top View, lives up to it's name and offers a whole lot more than just a great outlook ! Situated in a cul de sac location over looking the fields in the popular village of Walesby, this detached family home is a MUST view. The property briefly comprises of an entrance hall, kitchen / diner, lounge, ground floor double bedroom and cloak room. To the first floor there are three further double bedrooms and a modern shower room. A generous rear enclosed garden with gated driveway for approximately five vehicles. Viewing is highly recommended.

### Hallway 11'8" x 10'9" (3.58m x 3.30m)

Entering the property through the new composite door into the hallway, with modern wall panelling, laminate flooring, decorative coving and under stairs storage.

### Kitchen / Diner 17'10" x 10'1" (5.46m x 3.08m)

The kitchen / diner comprises of grey wall and base units with integrated double fridge, double fridge freezer, washing machine and tumble dryer. double fan assisted oven and built in microwave, four ring induction hob with extractor over, complimentary marble effect worktop and splash back. Rear facing window over looking the garden and vertical modern radiator.

### Lounge 20'8" x 11'6" (6.30m x 3.52m)

A dual aspect lounge with carpet, dado rail, ceiling light and a centre feature of an electric fire with decorative surround and wooden hearth.

### Bedroom Four 13'1" x 8'4" (4.00m x 2.55m)

The property's garage was converted into a ground floor double bedroom to enable extended family living. With carpet, radiator, decorative coving and ceiling rose.

### Ground Floor Cloak Room 6'0" x 2'5" (1.83m x 0.75m)

Every family homes needs the benefit of a ground floor cloakroom, comprising of wc, hand basin, side facing obscure window and part tiled walls and laminate flooring.

### Stairs & Landing

A split landing leads to the first floor with carpet, front facing window allowing the natural light to flood within. Loft access and airing cupboard housing the Ideal logic combi 30 boiler located on the landing.

### Master Bedroom 11'7" x 10'1" (3.55m x 3.08m)

A double bedroom with carpet and radiator with rear facing upvc window over looking the rear garden.

### Bedroom Two 13'5" x 9'5" (4.09m x 2.89m)

A double bedroom front facing with views across the fields with carpet and radiator.

### Bedroom Three 9'10" x 9'10" (3.00m x 3.00m)

A double room front facing with carpet and radiator.

### Shower Room 13'1" x 5'4" (4.00m x 1.64m)

A modern bathroom with aqua board walls, high gloss vanity sink and additional matching storage cupboards, soft closing wc and a double walk in shower cubicle with a gravity fed shower.

### Outside

To the front of the property there is a dwarf brick wall with small shrubs, gated block paved footpath and double gated driveway for approximately 5/6 cars. To the side there is a cold water supply and access onto the rear garden which has a generous lawn and two wooden sheds with electric and lighting inside and outside electrics located at the rear.

### Additional Information

The property was fully renovated in 2023.

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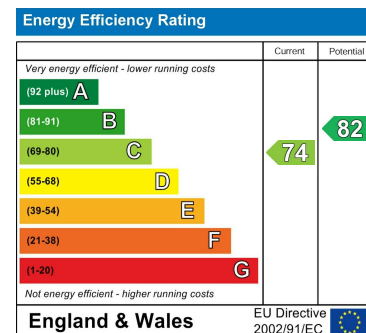
## Area Map



## Floor Plans



## Energy Efficiency Graph



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