



# Rufford Close

East Markham, East Markham, NG22 0ST

Offers over £290,000



Welcome to this nearly new semi-detached house located on the desirable Rufford Close in East Markham, Newark. Built in 2021, this modern property offers a perfect blend of contemporary living and comfort.

As you enter, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for families or those looking for extra room for guests or a home office. With two bathrooms, including modern fixtures and fittings, morning routines will be a breeze for everyone in the household.

The property is designed with a focus on practicality and style, making it an excellent choice for those seeking a low-maintenance home in a friendly community. The location of East Markham offers a peaceful environment while still being conveniently close to local amenities and transport links in near by villages / towns.

This semi-detached house is perfect for a growing family, or anyone looking to enjoy a modern lifestyle in a charming village setting. Don't miss the opportunity to make this lovely property your new home.



### Description

Rufford Close is a small relevantly new development built in 2021. Prime location for children attending the school opposite and within walking distance to the local amenities; village hall, public house, hair dressers etc. This semi detached property briefly consists of a kitchen / diner, lounge, ground floor cloak room, three bedrooms and two bathrooms. Parking for two vehicles and an enclosed rear garden.

### Kitchen / Diner 15'3" x 11'3" (4.66m x 3.43m)

The entrance door leads into the open plan breakfast / kitchen with a vast range of wall and base units with complimentary worktops and breakfast bar. Complete with integrated appliances of a fridge/freezer, dishwasher, four ring electric induction hob, fan assisted oven with extractor over with views to the front aspect along with underfloor heating throughout downstairs under the vinyl flooring. Under stairs storage cupboard is ideal for coats, shoes etc. The stairs is open plan into the kitchen with a glass small open door securing the entry.

### Lounge 19'1" x 10'7" (5.83m x 3.25m)

A solid wood sliding door leads into the lounge with decorative part panelled walls, vinyl flooring, recess lighting, radiator and Upvc French doors leading out into the rear enclosed garden.

### Ground Floor Cloak Room

A down stairs cloak room is ideal for families with children with a soft closing wc and hand basin and extractor.

### Stairs & Landing

Gated stairwell leading to the first floor landing with a decorative dropped ceiling light, spindle staircase with access to all rooms. The upstairs heating thermostat is wall mounted on the landing for the control of the temperature upstairs.

### Bedroom One 10'1" x 9'6" (3.08m x 2.92m)

A double bedroom rear facing with carpet, radiator, recessed lighting and Roman blinds to the upvc window.

### En-Suite 7'2" x 5'2" (2.20m x 1.60m)

The en suite comprises of a curved corner shower cubicle with a gravity fed shower and part tiled walls, soft closing wc, floating hand basin, towel radiator and vinyl flooring.

### Bedroom Two 10'7" x 8'8" (3.25m x 2.66m)

A rear facing bedroom with built in wardrobes, carpet, radiator and recess lighting.

### Bedroom Three 10'5" x 7'3" (3.18m x 2.212m)

A front facing room with decorative panelling to one wall, carpet, radiator and recess lighting.

### Family Bathroom 8'4" x 4'11" (2.56m x 1.51m)

The bathroom comprises of a kidney shaped bath with a gravity fed shower over, part tiled walls, soft closing wc and floating hand basin with a heated towel rail.

### Outside

To the front of the property there is a shared driveway leading to the block paved private driveway for two vehicles, side gated access onto the rear garden with two wooden sheds, patio area, lawn and raised borders.

### Additional Information

There is a small annual maintenance charge for the upkeep of the driveway and hedge row to the front of approximately £150 per annum.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

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