CLARK ESTATES

Gilbert Avenue

Tuxford, Newark, NG22 0JB

Offers over £160,000

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Located in the popular area of Gilbert Avenue, Tuxford, Newark, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for relaxation and entertaining. The layout is thoughtfully designed, providing ample living space that flows seamlessly from room to room. The kitchen is functional and well-equipped, making it a joy to prepare meals and gather with loved ones.

The bedrooms are generously sized, allowing for personalisation and comfort. Natural light floods through the windows, creating a bright and airy feel throughout the home. The semi-detached nature of the property ensures a sense of privacy while still being part of a friendly community.

Outside, the property boasts a manageable garden space, ideal for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. The location on Gilbert Avenue offers easy

Description

Ideal BTL or 1st Time Buyers Property This three bedroom semi detached property is situated in the Historic Town of Tuxford which is well sought after due to the Academy having an 'outstanding' Ofsted Report. The property briefly comprises of a lounge, kitchen and utility to the ground floor and three bedrooms and a family bathroom to the first floor. There is a driveway for approximately two cars and a large rear garden fully enclosed.

Lounge 18'8" x 11'5" (5.71m x 3.50m)

The lounge is full depth of the house with laminate flooring a centre feature of a marble hearth and surround with a multi fuel burner as secondary heating. Patio doors to the rear opening into the rear enclosed garden, radiator and electric sockets.

Kitchen / Diner 3.72m x 3.17m

The kitchen is front facing with cream wall and base units with chrome handles, a fully tiled floor and aqua board splash back, electric oven, hob and extractor. There is under stairs storage off the kitchen and access through into the utility room..

Utility Room 4.00m x 1.82m

A continuation of the kitchen with fully tiled floor, worktop, electrics and plumbing for white goods, washer, dishwasher and fridge. Upvc door leading to the back garden. The central heating condensing boiler is housed in the utility room.

Stairs & Landing

With an airing cupboard with shelving, carpet and rear facing upvc window.

Bedroom One 12'11" x 10'6" (3.94m x 3.22m)

A double bedroom front facing with carpet, radiator and upvc window and a built in wardrobe with shelving and hanging rail.

Bedroom Two 3.90m x 3.00m

A double bedroom front facing with carpet, radiator and upvc window.

Bedroom Three 2.67m x 2.43m

A single bedroom rear facing with a built in wardrobe with Louvre doors, carpet, radiator and upvc window.

Bathroom

The bathroom comprises of a white three piece bathroom suite, electric shower over the bath, vinyl floor and radiator.

Outside 2.08m x 1.73m

To the front of the house there is off road parking on a tarmac drive for approximately two cars with an open lawn.

To the rear is a large lawn and shed and the garden is fully enclosed.

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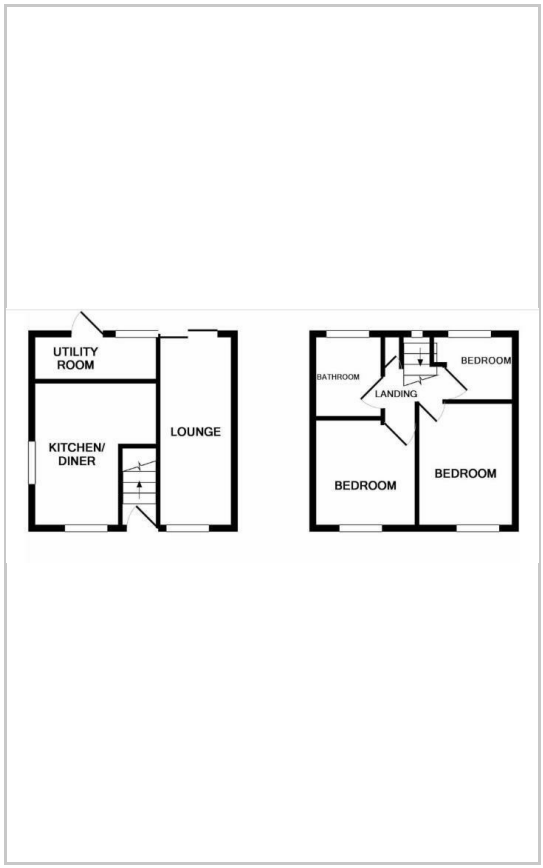
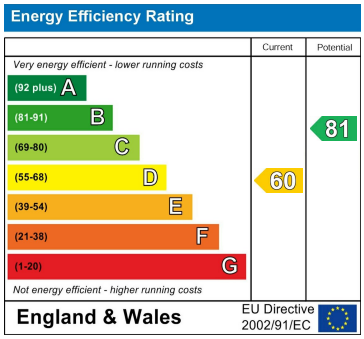
Area Map

Floor Plans



Energy Efficiency Graph



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