



Cartwright Close

Dunham-On-Trent, Dunham-On-Trent, NG22 0UN

£250,000



A well-presented three-bedroom semi-detached home in Dunham on Trent, Nottinghamshire, offering generous gardens, open views to the rear and practical family accommodation.

The property includes a welcoming porch and entrance hall, comfortable lounge, dining kitchen, outside utility/store, two double bedrooms, a further single bedroom and a family bathroom. With front, side and rear gardens, a garage, and convenient access to Newark, Retford and Lincoln, this attractive village property near Newark is ideal for families, couples or buyers seeking countryside charm with commuter convenience.



Description

Set within the highly regarded village of Dunham on Trent, Nottinghamshire, this attractive three-bedroom semi-detached home offers an excellent combination of space, setting and lifestyle appeal. With generous gardens, open views to the rear and well-balanced accommodation throughout, this is a superb opportunity for buyers seeking a family home in Dunham on Trent, a village property near Newark, or a home that offers the charm of countryside living with convenient access to nearby towns and commuter routes.

Inside, the property is well arranged for modern living, with a welcoming porch and entrance hall, a comfortable lounge ideal for relaxing, and a dining kitchen that provides an excellent space for everyday life as well as entertaining. An outside utility and store adds further practicality, enhancing the home's already versatile layout. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom, giving the property broad appeal for families, couples or buyers looking for a home office in a village setting.

Outside, the generous rear garden enjoys attractive countryside views, creating a wonderful sense of space and a superb setting for outdoor dining or simply unwinding in peaceful surroundings. Front and side gardens, together with a garage, complete the picture and add to the home's overall practicality and appeal.

Homes in Dunham on Trent continue to attract strong interest thanks to the village's semi-rural feel and convenient position for access to Newark, Retford, Lincoln and surrounding commuter links. Combining a sought-after village location, practical accommodation and standout outdoor space, this semi-detached house in Nottinghamshire is a home not to be missed. Early viewing is strongly advised.

Porch 6'6" x 2'11" (2.00m x 0.91m)

A front storm porch with an upvc door, concrete floor leading into the hallway.

Hallway 12'1" x 9'10" (3.69m x 3.00)

With Herringbone flooring, stairs to the first floor and access to the ground floor rooms.

Kitchen 18'11" x 10'2" (5.77m x 3.10m)

The modern kitchen with a range of wall and base units with quartz worktops, complementary island integrated washing machine, electric oven, microwave and dish washer. French doors lead out on to the rear decking.

Lounge 14'2" x 11'8" (4.34m x 3.57m)

A front facing lounge with herringbone style flooring, log burner, stone hearth and radiator.

Bedroom One 14'8" x 9'9" (4.49m x 2.99m)

A front facing double bedroom with carpet, built in wardrobes, centre light and blinds to the window.

Bedroom Two 11'5" x 10'6" (3.48m x 3.22m)

A double bedroom rear facing with carpet, radiator and built in cupboard.

Bedroom Three 10'3" x 7'0" (3.14m x 2.14m)

A single room front facing with carpet and radiator and a built in wardrobe over the stair bulk head.

Bathroom 6'10" x 6'10" (2.09m x 2.09m)

A modern bathroom comprising of a white three piece suite; 'P' shaped bath with shower over with a glass shower screen, soft closing wc and a floating hand basin with drawers, tiled floor, part tiled walls and recess lighting.

Outside

This end property offers ample of space with a front, side and rear garden with a gated driveway and garage. Views over looking the fields from the back and front.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

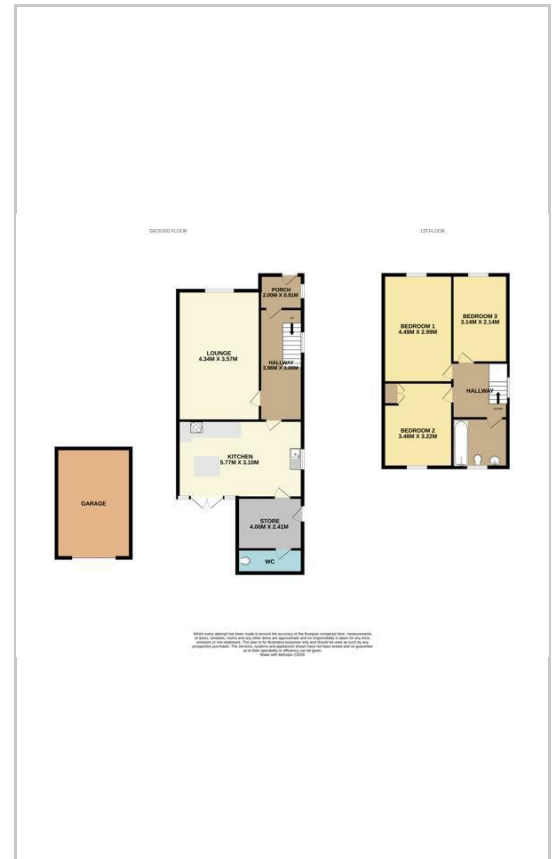
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

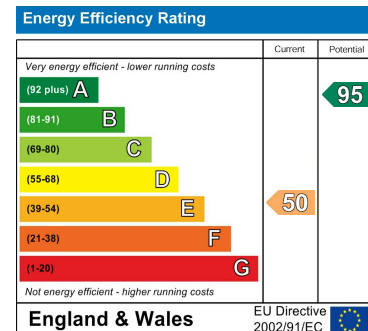
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14-16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk