



## Rufford Close

East Markham, Newark, NG22 0ST

Offers over £380,000



Nestled in the charming village of East Markham, known for its friendly community atmosphere and picturesque surroundings, making it a wonderful place to call home. Rufford Close presents an exceptional opportunity to acquire a nearly new detached house that is perfect for family living. This delightful property boasts four spacious bedrooms, providing ample room for relaxation and personal space. The well-designed layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family.

This property is perfect for those seeking a blend of modern living and a tranquil lifestyle. Whether you are a growing family or looking for a spacious home to entertain, this detached house on Rufford Close is sure to impress. Don't miss the chance to make this lovely property your own.





Description

This delightful detached four bedroom home is ideal for families being located opposite the local primary school. The property being built in 2021 and having nearly new condition means that you can move in with ease, without the need for extensive renovations or repairs. The property briefly comprises of; kitchen / diner, reception room, ground floor cloakroom / utility. To the first floor there are four bedrooms, master with en-suite and dressing room and a family bathroom. Benefiting from a double block paved drive leading to the garage and an enclosed rear garden and open plan front garden.

Kitchen / Diner 22'5" x 9'0" (6.85m x 2.75m)

The kitchen /diner is a modern, open-plan kitchen with a calm, high-end feel which features deep navy shaker-style cabinetry with sleek silver handles, giving it a contemporary yet timeless look. A full-height bank of units houses a fan assisted built-in oven with grill, dishwasher and fridge /freezer. The worktops are light, marble-effect, which contrasts nicely with the dark cabinetry and brightens the room. At the centre is a compact island with an induction hob and storage, positioned beneath a cylindrical silver designer extractor hood that acts as a subtle statement piece. Recessed ceiling spotlights provide even, warm lighting throughout. The flooring is wood-effect LVT, adding warmth and continuity across the space benefiting from under floor heating. To the understairs every inch of storage space has been taken advantage of with pull out shelving. The kitchen flows into a dining area with built in seating with storage, patio doors, which bring in plenty of natural light and open out to the rear garden.

Reception 15'10" x 11'11" (4.85m x 3.65m)

The lounge is a rear facing room with carpet, underfloor heating, recess lighting with a centre feature of a TV station with cabinetry. (Negotiable)

Cloak Room / Utility 8'2" x 5'10" (2.50m x 1.80m)

A multi functional room with space for a washing machine and dryer with additional storage with a soft closing wc, hand basin and additional shelving for storage.

Stairs & Landing

Leading to the first floor up the carpet stairway onto the landing with access to all rooms. A large airing cupboard housing the hot water tank with plenty of room for airing clothes and additional storage space for towels etc.

Master Bedroom & En Suite 15'7" x 12'0" & 8'3" x 6'6" (4.75m x 3.68m & 2.53m x 2.00m)

The master bedroom is a generous size with the benefit of a walk in dressing room and en-suite. The room has carpet, recess lighting, decorative panel walling. The ensuite is a modern shower room with a double walk in shower cubicle with glass sliding door, a pump fed shower with over head rain shower, large ladder towel rail, soft closing wc and floating sink. Recess lighting with extractor and tiled flooring.

Walk In Wardrobe 6'6" x 6'6" (2.00m x 2.00m)

Leading off the master bedroom into the walk in wardrobe with built in storage, carpet, and space for a dressing room table.

Bedroom Two 11'7" x 9'10" (3.55m x 3.00m)

A front facing double room with carpet, radiator with TRV and recess lighting.

Bedroom Three 11'5" x 9'10" (6'0") (3.50m x 3.00m (1.83m))

An 'L' shaped front facing bedroom with carpet, radiator and lighting.

Bedroom Four 9'10" x 6'6" (3.00m x 2.00m)

A single bedroom rear facing with carpet, radiator and a built in work station with shelving above.

Family Bathroom 12'7" x 6'6" (3.85m x 2.00m)

A modern family bathroom with contemporary fixtures and fittings, comprising of a bath with a pump fed shower over with a glass shower screen, part tiled wall, circular sink encased in a wooden drawer unit and soft closing wc. Decorative tiled floor, recess lighting with extractor and a large ladder towel rail.

Out Side

To the front of the property there is a an open plan lawn, double block paved driveway leading to the garage with gated side access to both sides leading into the rear enclosed garden which comprises of a patio area with a wooden gazebo leading onto the lawn with outside lighting, electrics and water supply. The air source heat pump is located to the side.

Garage

A single garage with an electric roller shutter garage door, electrics and lighting.

Additional Information

The property benefits from air source heat pump heating that is recently installed and not reflected on the EPC and has under floor heating to the ground floor and radiators with TRVs to the first floor.

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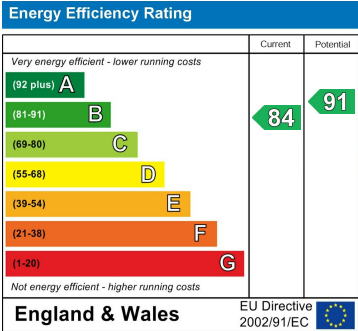
Area Map



Floor Plans



Energy Efficiency Graph



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