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FROM AN INDEPENDENT
LOCAL AGENT



10 Woodland Close, Farnsfield, Nottinghamshire, NG22 8DN

Offers In Region Of £220,000



Property Description

Situated in a quiet cul-de-sac location in the sought after village of Farnsfield this detached bungalow offers spacious accommodation throughout and benefits from entrance hall, lounge/diner, downstairs bedroom, bathroom and breakfast kitchen and two double bedrooms to the first floor. Outside there is ample parking, a single garage and lawned gardens to the front and rear. EPC Rating D.

ENTRANCE HALL

UPVc Double glazed door, understairs storage cupboard and stairs off to first floor

LOUNGE/DINER

22'3"x 12'8" Gas fire with marble surround, two large UPVc windows, two radiators

BREAKFAST KITCHEN

14'4"x 10'max Having a range of wall and floor units, roll top worksurfaces, splash tiling, stainless steel single drainer sink unit, Bosch gas hob with extractor over, Bosch double oven, plumbing for washing machine and dishwasher with space for tumble dryer, tiled floor, UPVc door to side elevation, radiator, space for table

BEDROOM THREE

8'7"x 7'1" UPVc window to front elevation, radiator

BATHROOM

8'7" x 7'3" Panelled bath with shower over, side screen, pedestal wash hand basin, low level wc, heated towel rail, half tiled surround, UPVc window to front elevation



FIRST FLOOR LANDING

Access to storage cupboard

MASTER BEDROOM

12'9" x 12'8" Access to eaves storage with ample additional fitted wardrobe space, radiator, fitted dressing table, window to rear elevation

BEDROOM TWO

12'9" x 11'6" Window to front elevation, radiator
Lagging has been fitted over bedroom one and two

OUTSIDE

Ample concrete hard standing leads to a single garage with up and over door. Lawned front and rear gardens with flower/shrub borders. Further enclosed side gravel/drying area

LOCAL AUTHORITY

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000
Council Tax Band C

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

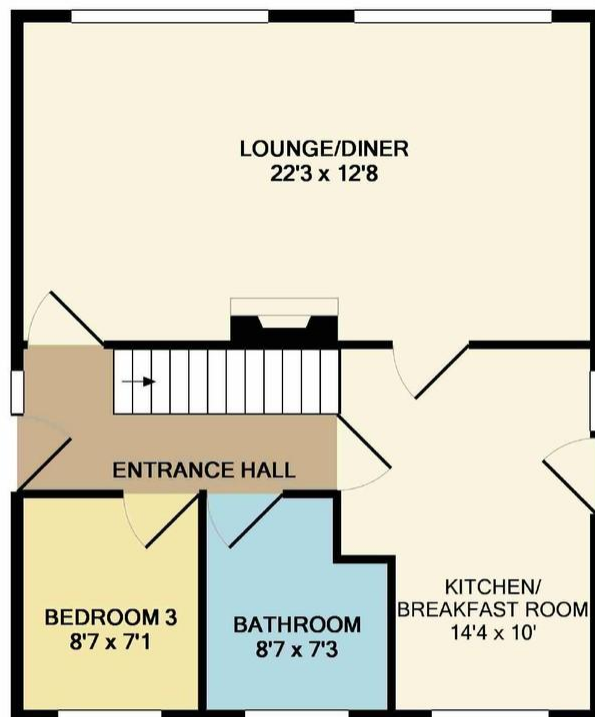
Freehold with vacant possession.



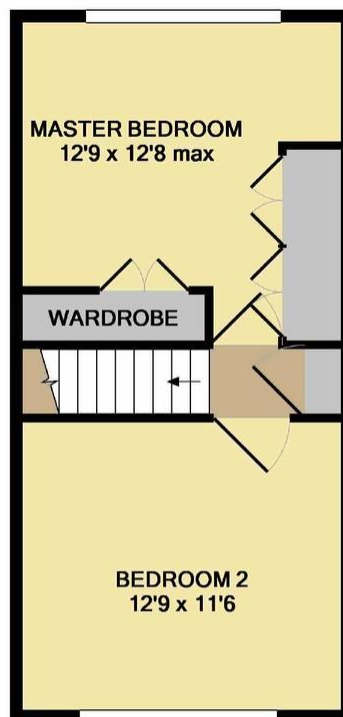
VIEWING

By appointment with the agents office at Southwell on 01636 813971 or email us at sales@amorrison.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements