

Offers In The Region Of £350,000 Freehold

12 CHESTNUT WAY | TUXFORD | NEWARK | NG22 0JX

BuckleyBrown ESTATE AGENTS

Step Inside Your Next Big Move!

This beautifully presented family home offers generous living space across two well-designed floors, complemented by attractive front and rear gardens and private driveway parking. Situated in a peaceful residential spot in Tuxford, it provides the perfect blend of comfort, style and convenience.

The ground floor opens with a welcoming hall offering handy storage and access to a WC. The cosy living room features soft carpeting, a charming fireplace, a front-facing window and French doors leading through to the newly fitted kitchen/dining room. This impressive space boasts modern cabinetry, extensive worktops, a Belfast sink, integrated oven, electric hob, extractor fan, tiled flooring and a large central island. There is ample room for dining, with views over the garden and French doors for easy outdoor access.

A separate study provides the ideal home office, complete with hardwood flooring and French doors to the rear. The utility room offers additional storage, a built-in sink and access to the side of the property.

Upstairs you will find four well-proportioned bedrooms. The main bedroom includes fitted storage and an en-suite with floor-to-ceiling tiles, walk-in shower, hand-wash basin with cabinet and WC. Three further bedrooms offer comfortable accommodation, while the family bathroom features a three-piece suite with bath and overhead shower.

Outside, the tiered rear garden includes a spacious patio perfect for outdoor dining, along with a well-kept lawn. The front of the property offers a small lawned area, a driveway for two vehicles and access to the garage.

A superb home with space, style and versatility—early viewing is highly recommended!









Hall
Additional storage and access to;

WC 2'5" x 7'0"
Two-piece suite including low-flush toilet, hand-wash basin, central-heating radiator and a window to the front of the property.

Living Room 12'4" x 18'6"
Completed with carpeted flooring, featured fireplace, central heating radiator, window to the front of the property and French doors to;

Kitchen/Dining Room 20'3" x 11'6"
Featuring a tiled floor, modern storage cupboards with extensive work-surface space above, an integrated oven, electric hob, extractor fan, Belfast sink and a large kitchen island. The room also offers ample space for a dining table, with a window overlooking the rear of the property and French doors providing convenient access to the garden.

Study 7'10" x 9'3"
Consists of hardwood flooring, a central heating radiator and French doors leading to the rear of the property.

Utilty 7'10" x 6'10"
Completed with hardwood flooring, additional storage cupboards with work-surface space above, a built-in sink and a door providing access to the side of the property.

Landing
Access to;

Bedroom One 12'7" x 10'9"
Featuring carpeted flooring, additional storage cupboards, a central heating radiator and a window overlooking the front of the property.

En-Suite 9'7" x 4'4"
Three-piece suite with floor-to-ceiling tiles, a low-flush toilet, hand wash basin with surround cabinet, a large walk-in shower and a window to the side of the property.

Bedroom Two 12'7" x 8'9"
Including carpeted flooring, a central heating radiator and a window overlooking the rear of the property.

Bedroom Three 7'4" x 10'9"
Consists of carpeted flooring, a central heating radiator, an additional storage cupboard and a window overlooking the front of the property.

Bedroom Four 7'4" x 10'0"
Including carpeted flooring, a central heating radiator and a window overlooking the rear of the property.

Bathroom 9'7" x 5'6"
Three piece suite including low flush toilet, hand-wash basin, bath with overhead shower and a window to the side of the property.

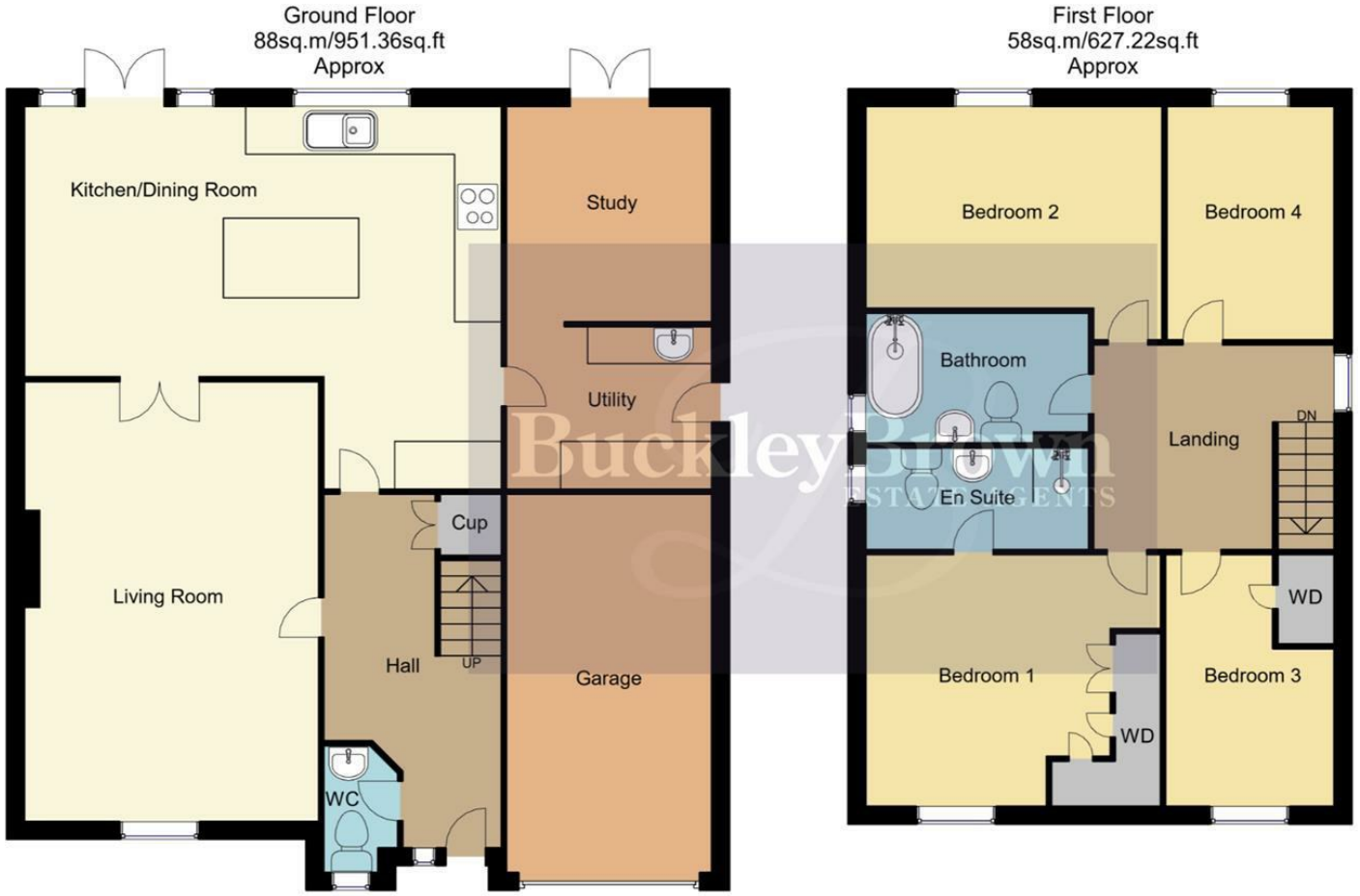
Outside
Tiered rear garden features a large patio area ideal for outdoor dining and entertaining, along with a well-maintained lawn. To the front of the property, there is a small lawn area and a private off-road driveway providing parking for two vehicles, as well as access to a garage.



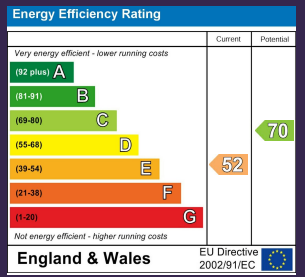



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