



Alexander Jacob
estate agents & company



Ollerton Road
Tuxford, Newark

Offers in the Region of £360,000

Property & Estates Consulting
11 Grove Street, Retford, DN22 6JP

01777 566400
www.alexanderjacob.co.uk

Ollerton Road Tuxford, Newark

Capacious THREE DOUBLE BEDROOM Semi Detached Dorma Bungalow

Property Overview

- A Striking Extension with Lantern Roof Leading onto Elevated Breakfast Terrace
- New Boiler Installed in 2021
- Master Bedroom Complete with Master En Suite, Dressing Room & Balcony Overlooking the Gardens
- Off Road Parking for Numerous Vehicles & Detached Single Garage



An excellent opportunity to acquire a capacious THREE DOUBLE BEDROOM semi detached dorma bungalow, showcasing a striking extension with a lantern roof, which continues onto an elevated breakfast terrace overlooking ample tiered gardens. Having undergone substantial renovations under current ownership, to include a new boiler installed in 2021, the sizeable ground floor living accommodation briefly comprises of an entrance hall, generous lounge, recently fitted contemporary kitchen, pantry, two double bedrooms, and a four piece family bathroom. The first floor sees a master bedroom, master en suite and dressing room with plentiful storage, and boasts a further balcony with open views to the North. Resting upon in excess of 0.2 acres, the beautifully landscaped grounds provide off road parking for numerous vehicles, a detached single garage, an allotment area for those who like being outdoors, and unique rear gardens with a sheltered decking space, ideal for entertaining. Advantageously placed in the well served market town of Tuxford, ever popular for its practicality for commuting to areas further afield via the A1, the plot enjoys easy access to everyday amenities, cafés, traditional pubs, a Post Office, and schools for all age groups. Tuxford Academy, having most recently achieved an outstanding Ofsted rating, is just a brief drive away. Viewings are highly recommended to fully appreciate the recent works and scenic outlook being offered for sale.

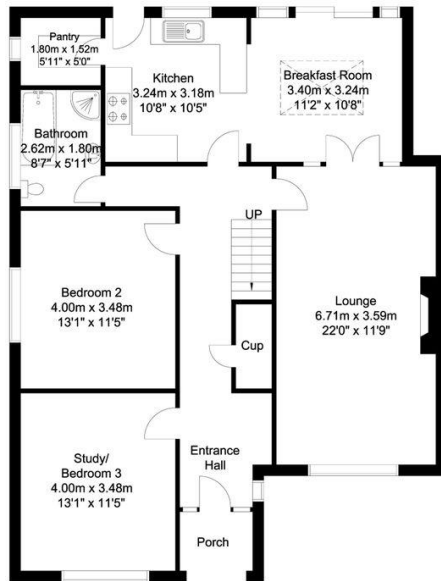
- Allotment Area & Sheltered Decking Space
- Advantageously Placed in the Well Served Market Town of Tuxford
- Easy Access to Everyday Amenities, Cafés, Traditional Pubs, a Post Office & Schools
- Council Tax Band: C EPC Rating: F



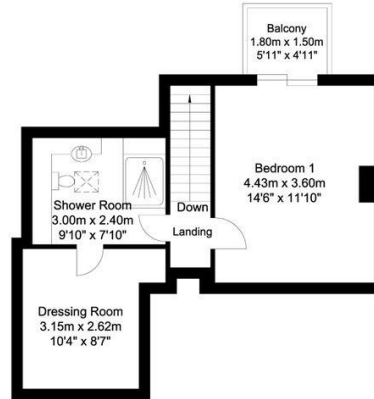
Road links are served by the A1 which offers greater transport links throughout the UK. The train station located in Retford provides direct lines to King's Cross in less than 90 minutes at selected times.



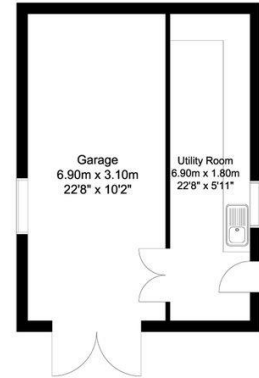
Ground Floor
104 sq m/1119.44 sq ft
Approx.



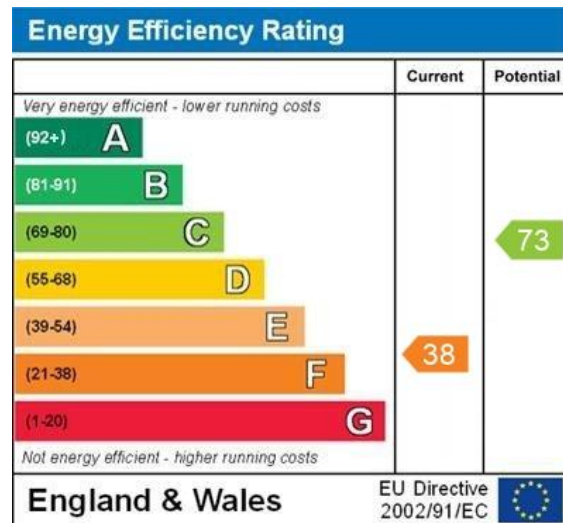
First Floor
37 sq m/398.26 sq ft
Approx.



Outbuilding
35 sq m/376.73 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan. CP Property Services @2024



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



Property & Estates Consulting

11 Grove Street, Retford, DN22 6JP

01777 566400

www.alexanderjacob.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.