



EDLIN & JARVIS  
ESTATE AGENTS



1 Canon Stevens Close, Newark, NG23 7RH

Guide Price £325,000

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# 1 Canon Stevens Close

Newark, NG23 7RH

- Three Double Bedrooms
- Utility Room
- Recently Modernised
- Sought After Location
- Enclosed Rear Garden
- Open Plan Living Kitchen Diner
- Downstairs WC
- Off Road Parking
- En Suite To Master
- Cul De Sac Position

\*\*\*OPEN PLAN LIVING\*\*\* Guide Price £325,000 - £350,000. This three double bedroom detached family home sits in a cul de sac position within the sought after village of Collingham. The current owner has extensively refurbished the property in 2019 to make a fabulous open plan living kitchen diner which has become the hub of the home. The garage has partially been converted to the rear to create a bigger kitchen area and a utility room. The kitchen consists of modern white base & wall units with pan drawers, a breakfast bar, integrated appliances to include dishwasher, double oven, 5 ring gas hob and a fridge/freezer. The rest of the accommodation comprises of an entrance hall, downstairs WC, utility room with a single sink and space and plumbing for a washing machine and tumble dryer, three double bedrooms with en suite to master and a modern family bathroom. Bedroom three leads to a separate room which is currently being used as an office but would also make a great dressing room. The property also benefits from partial UPVC double glazed windows and gas central heating with majority of rooms with new radiators. Outside the enclosed rear garden is majority laid to lawn with a paved seating area and raised flower beds. To the front there is a lawned area and off road parking that leads to a partial garage used for storage.

Located in the very sought after village of Collingham the property has access to many amenities to include doctors, dentists, Co-op, butchers, hairdressers, florists, pubs, a primary school and good transport links. Collingham train station provides regular trains to Lincoln & Nottingham. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

Council Tax Band C



Lounge Diner	23'7" x 11'6" (7.19 x 3.51)
Kitchen Area	14'5" x 11'9" (4.39 x 3.58)
Utility Room	10'4" x 4'9" (3.15 x 1.45)
Bedroom One	11'9" x 11'6" (3.58 x 3.51)
En Suite	9'2" x 5'7" (2.79 x 1.70)
Bedroom Two	13'8" x 11'9" (4.17 x 3.58)
Bedroom Three	10'0" x 9'11" (3.05 x 3.02)
Office/Dressing Room	10'0" x 6'8" (3.05 x 2.03)
Bathroom	7'7" x 7'1" (2.31 x 2.16)



## Directions

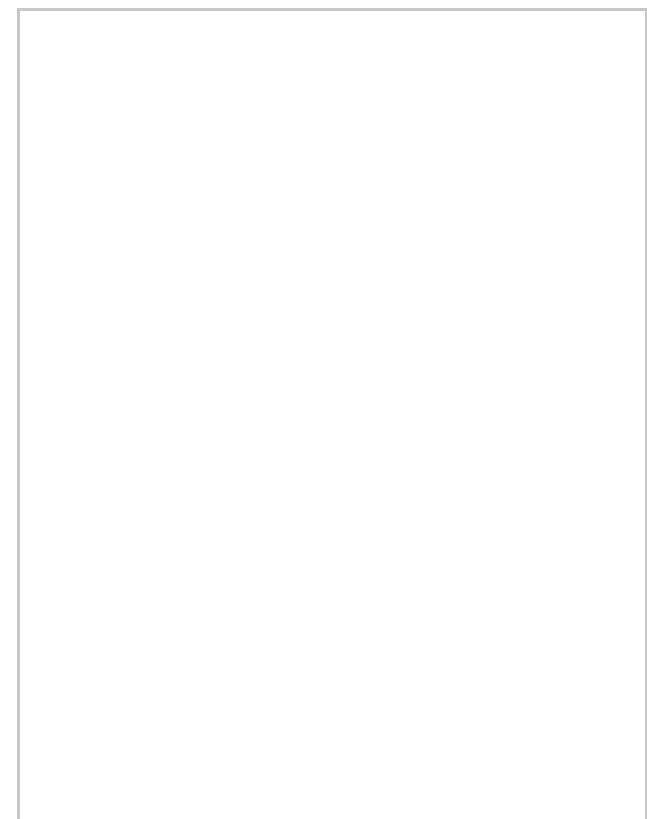




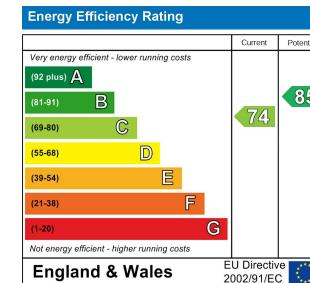
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.