



FINE & COUNTRY
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21 Farndon Road
Newark upon Trent | Nottinghamshire | NG24 4SB

21 Farndon Road

A stunning detached family home with impressive accommodation and located close to Newark upon Trent town centre.

- IMPRESSIVE DETACHED FAMILY HOME
- FIRST CLASS & STYLISH ACCOMMODATION OVER TWO LEVELS
- STUNNING LIVING KITCHEN
- TWO FORMAL RECEPTION ROOMS
- FOUR BEDROOMS & FOUR BATHROOMS
- PRIVATE PLOT WITH DELIGHTFUL GARDENS & DOUBLE GARAGE
- UNIQUE POSITION BORDERING THE QUEEN OF SCENCE COUNTRY PARK WITH GATED ACCESS
- WITHIN WALKING DISTANCE TO NEWARK TOWN CENTRE AMENITIES
- EXCELLENT COMMUTER RAIL LINKS TO LONDON



DESCRIPTION

A stunning detached family home built within recent years standing in a glorious and private plot bordering the delightful Queen of Sconce Country Park and close to the centre of Newark. The property has been stylishly created by the current owner and offers a high quality living environment ideal for family occupation. When viewing the property you instantly appreciate the features of the home including high ceilings, sash windows and impressive period style features. Without doubt this property presents a unique opportunity to purchase an exclusive Newark home within a unique location.

GROUND FLOOR ACCOMMODATION

To the ground floor a formal entrance door provides access to a generous reception hallway that provides an immediate indication to the elegance features and calibre of this home. The reception hallway provides access to all living areas and is home to a feature oak staircase rising to the first floor. Leading off the reception hallway is a large and impressive sitting room with dual aspect to the front and rear and a feature fireplace. Without doubt the heart to the home is the living kitchen which extends to over 31 ft with well defined kitchen and dining areas. The kitchen features contemporary









units with integrated appliances, the dining area showcases a feature bay window to the rear and also provides access to the second reception room providing a family room making this space ideal for modern day living. The ground floor is completed with practicalities including a utility room and guest cloakroom.

FIRST FLOOR ACCOMMODATION

The impressive staircase rises to the first floor where a spacious galleried landing provides access to all bedroom accommodation. There is a luxurious principal bedroom suite with walk in wardrobe and generous en suite bathroom which has the added benefit of an access door onto a private balcony which overlooks the gardens and the adjacent country park. There are three further bedrooms all of which benefit from high quality en suite shower rooms.

OUTSIDE

The property is located down a private drive, sitting within a private plot with walled and gated grounds to the front and an electric gated access provides access to a generous forecourt parking area as well as a detached garage with electric up-and-over door. The grounds continue to the rear of the property becoming generous lawned gardens with heavily stocked borders providing seasonal colour. There is also a generous terrace area which runs the whole width of the property providing an ideal area for outdoor entertaining. The property also has the added benefit of a brick built rear outbuilding and there is also gated access to the country park.

LOCATION

The property is situated in an extremely convenient location being only a short distance to the centre of Newark which offers a full range of amenities including shops, restaurants and bars within walking distance. The public transport links are extremely good and Newark is served by a mainline train station which provides fast access to the City of London in around 75 minutes. Newark is also within commuting distance to both Lincoln and Nottingham and there is good access to the A1 and A46 dual carriageways. Newark's prestigious Sports & Fitness Centre is also within walking distance, the property is also well placed for various options for high grade schooling.

TENURE

Freehold.

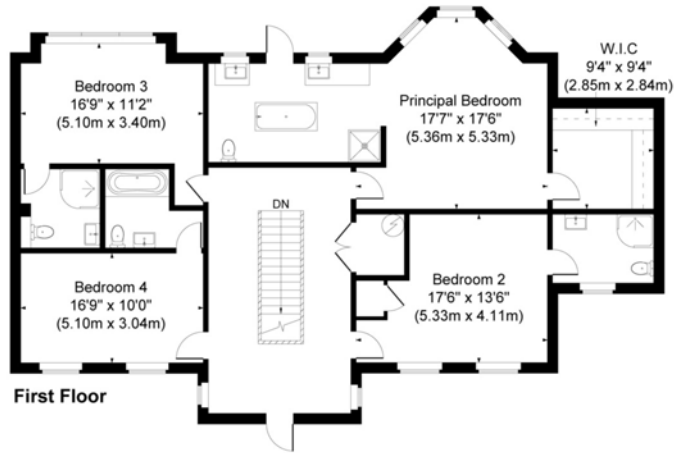
SERVICES

Gas fired central heating, mains electricity and water are connected, private drainage system. Under floor heating to the ground floor.

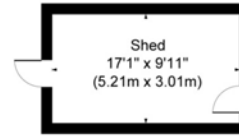
VIEWING

Strictly by appointment with Fine & Country Nottingham.

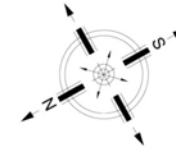




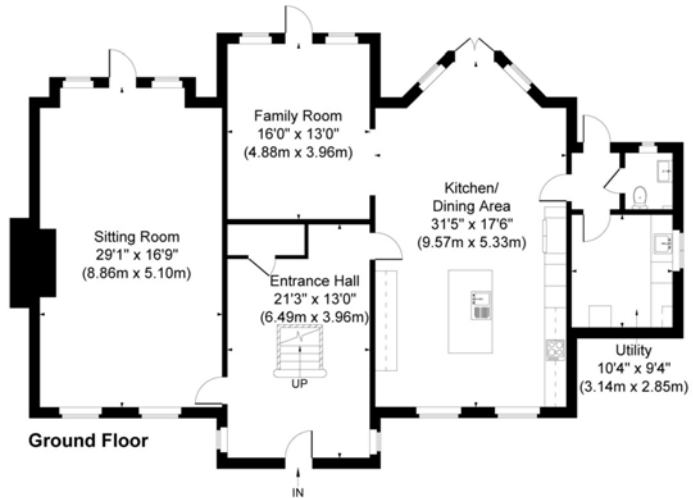
First Floor



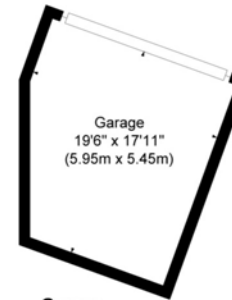
Outbuilding



21 Farndon Road, Newark
Approximate Gross Internal Area
Main House = 300 sq.m/3228 sq.ft
Garage = 29 sq.m/313 sq.ft
Outbuilding = 16 sq.m/170 sq.ft
Total = 345 sq.m/3711 sq.ft



Ground Floor



Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		



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