



Beacon Heights, Newark

 4  2  1

Offers In The Region Of £500,000



Key Features

- Unique Opportunity
- Four Bedroom Detached Family Home
- Ensuite, Bathroom & G/F Utility/WC
- Dining Kitchen & Dual Aspect Lounge
- Large Rear Garden with Cabin
- Gated Driveway & Generous Yard Area
- No Chain
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating C





Presenting a unique opportunity, this detached home located within a quiet cul-de-sac in an extremely popular area of Newark, boasts huge potential for extension (subject to relevant planning) with a generous plot measuring approximately half an acre, a SOUTH Westerly facing rear garden, as well as a gated driveway leading to a large yard area, offering superb flexibility for storage opportunities or for those who may look to run a business from home. The property could also offer a development opportunity, again subject to relevant planning.

The property's accommodation comprises to the ground floor: entrance hallway, utility/WC, dual aspect lounge with feature fireplace, French doors opening to the rear garden, and an opening to a wonderful dining kitchen space that also has French doors opening to the rear garden as well as integrated dishwasher, induction hob and two electric fan assisted ovens. To the first floor, there is a family bathroom suite and four well-proportioned bedrooms, with one bedroom having an ensuite shower room.

Externally, the property has two driveway accesses, with one leading to the front of the property, providing off street parking with access to the garage/store and to the side of the property, there is an electric gated driveway that leads through to a large tarmac yard area, with further barked area that is fenced off. The rear garden has been beautifully landscaped with a paved outdoor seating area, variety of plants/shrubs to borders, and a fantastic, detached cabin that currently acts as a home office. Other features of this home include the gas central heating, UPVC double glazing and the property is marketed with NO ONWARD CHAIN. Viewing will be key to appreciate the unique opportunity this delightful home offers.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 2.29m x 2.16m (7'6 x 7'1)
maximum measurements

Lounge 6.63m x 3.91m (21'9 x 12'10)

Dining Kitchen 5.18m x 4.67m (17'0 x 15'4)
maximum measurements

Utility/WC 2.39m x 1.32m (7'10 x 4'4)

First Floor Landing

Bedroom One 3.96m x 3.89m (13'0 x 12'9)

Bedroom Two 3.89m x 3.78m (12'9 x 12'5)
maximum measurements

Ensuite 2.79m x 0.89m (9'2 x 2'11)

Bedroom Three 3.07m x 2.67m (10'1 x 8'9)

Bedroom Four 2.79m x 2.67m (9'2 x 8'9)

Bathroom 2.41m x 1.68m (7'11 x 5'6)
maximum measurements

Front Garage/Store 2.67m x 1.24m (8'9 x 4'1)

Rear Garage/Store 4.09m x 2.54m (13'5 x 8'4)





Agent's Note

The owners of the woodland to the rear of the property have right of access through this property's land, with access through the gated driveway. The current owners of this property have advised our Agency that in the 14 years of their ownership, the access has not been used during this time.

Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

THE PLOT ON THE REPORT FOR THIS PROPERTY DOES NOT INCLUDE THE LAND TO THE REAR WHICH IS ON A SEPARATE TITLE - TITLE NO- NT326036

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

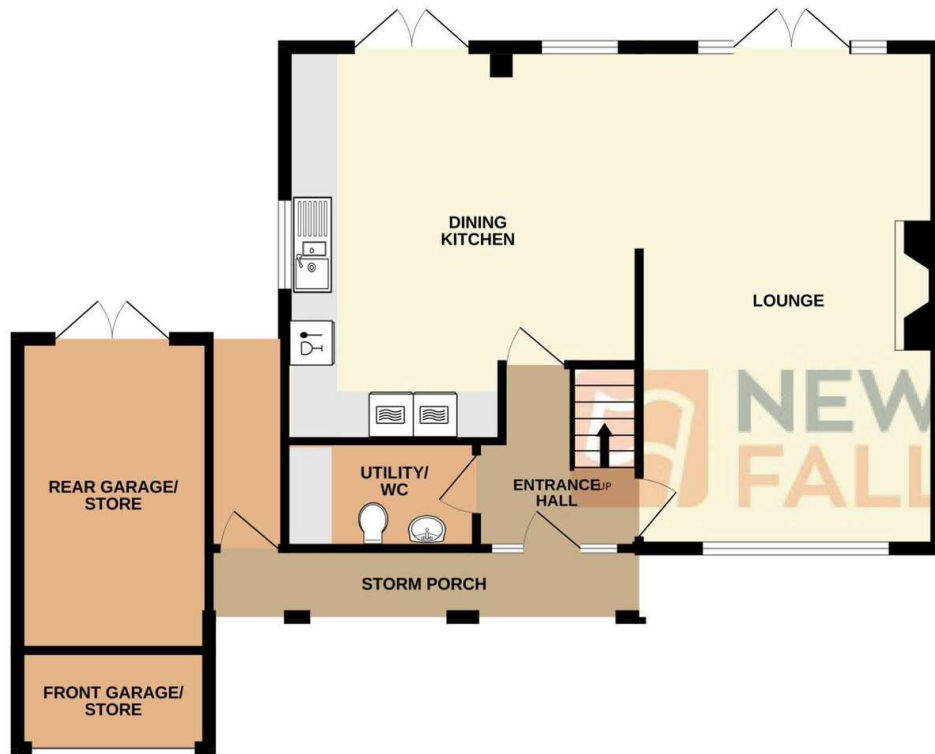
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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