



Newark Road, Wellow



### Asking Price £400,000

- Superb Detached Chalet Home
- Four DOUBLE Bedrooms
- Ensuite, Bathroom & G/F WC
- Living/Dining Kitchen & Utility Room
- Dual Aspect Lounge
- Enclosed Rear Garden
- Garage & Driveway
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D





Presented to a superb standard, this delightful, detached home is located in the popular village of Wellow, with a range of excellent local amenities close by as well as brilliant access links to Newark, Retford and Ollerton. 'Rowan House' offers a stylish modern-day design with an open plan lifestyle, perfect for a young family.

Having undergone a degree of renovation, the property's accommodation comprises to the ground floor: inviting entrance hallway, dual aspect lounge with feature fireplace housing a wood burning stove, open plan L-shaped living dining kitchen space, with the kitchen benefiting from a four ring induction hob and electric oven, and the living area has stunning bi-fold doors leading out onto a fantastic paved outdoor entertainment area. Furthermore, there is a generous utility room and a WC. The first floor has a quality refitted central family bathroom and four DOUBLE bedrooms with the master bedroom boasting an ensuite shower room.

Externally, the property enjoys a well appointed and secure enclosed wrap around rear garden to three sides, retaining a high degree of privacy with fields beyond. The front aspect benefits from a block paved and gravelled driveway and access into a single garage. Other features include UPVC double glazing and gas fired central heating with underfloor heating throughout the majority of the ground floor.







## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

5.69m x 2.21m (18'8 x 7'3)

### Lounge

5.69m x 3.66m (18'8 x 12'0)

### Living/Dining Kitchen:

#### Dining Area

3.48m x 3.00m (11'5 x 9'10)

#### Living Area

3.73m x 3.00m (12'3 x 9'10)

### Kitchen

3.48m x 1.98m (11'5 x 6'6)

### Utility Room

4.04m x 1.88m (13'3 x 6'2)

### Ground Floor WC

1.73m x 0.99m (5'8 x 3'3)

## First Floor Landing

### Master Bedroom

3.84m x 3.84m (12'7 x 12'7)  
maximum measurements

### Ensuite

1.98m x 1.83m (6'6 x 6'0)  
maximum measurements

### Bedroom Two

3.58m x 3.51m (11'9 x 11'6)

### Bedroom Three

3.61m x 3.56m (11'10 x 11'8)  
maximum measurements

### Bedroom Four

3.81m x 3.63m (12'6 x 11'11)  
maximum measurements

### Bathroom

2.13m x 2.06m (7'0 x 6'9)





## Services

Mains gas, electricity, water and drainage are connected.

## Wellow

Wellow is a small village which lies 12 miles north west of Newark and 10 miles east of Mansfield and has a distinctive village green with a maypole which is still in use. There is also The Maypole public house and the 12<sup>th</sup> Century St Swithin's church. A wealth of amenities and facilities can be found at the nearby town of Ollerton which lies just 1.5 miles away.

## 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.

## 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.

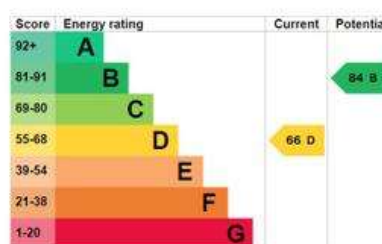
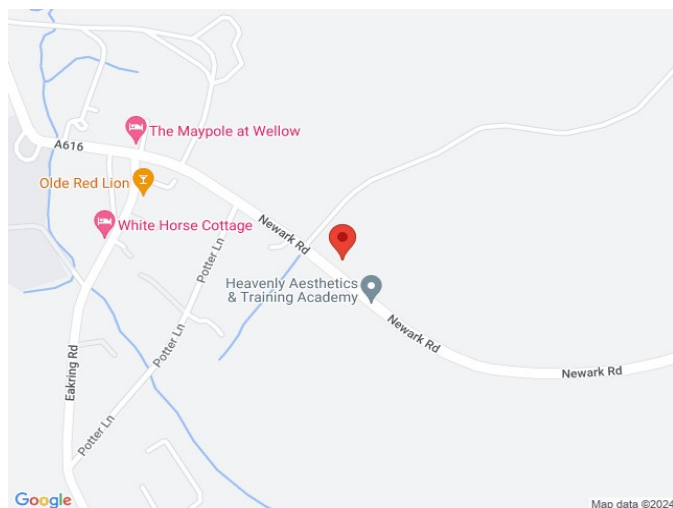


# Floorplan

GROUND FLOOR



1ST FLOOR



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