



Normanton Road, Newark



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Guide Price £400,000 to £425,000



Key Features

- Substantial Executive Detached Home
- Five Bedrooms & Two Ensuities
- Two W/C's & Family Bathroom
- Three Reception Rooms
- Generous Breakfast Kitchen & Utility
- Partly Converted Double Garage & Driveway
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Pleasantly positioned on a no-through road with an unspoilt outlook, this substantial executive detached home is located on the desirable Autumncroft Road estate of Newark, offering easy access to the A1/A46 as well as Newark town centre. This home enjoys spacious and flexible accommodation stretching across three floors and would make an ideal family home.

The property's accommodation comprises to the ground floor: welcoming entrance hallway, WC, spacious lounge with doors through to a conservatory, formal dining room, utility room and a generous breakfast kitchen with central island, French doors to the rear garden and a range of appliances to include a four ring gas hob, electric oven, integrated dishwasher and fridge/freezer. The first floor is greeted with a large landing space, four piece family bathroom suite, and three bedrooms, one of which having an ensuite shower room. The second floor has an equally welcoming landing space and gives access to a WC and two more bedrooms, both of which having fitted wardrobes and one also having an ensuite shower room.

Outside, to the left hand side of the property you will find off street parking with double gates opening to an extended gravelled driveway and the double garage. The rear of the garage has been converted into a superb additional room, that currently acts as a games room. The rear garden is south west facing and benefits from a sizeable decked area, paved seating area and lawned area. Other features of this home include the unspoilt front outlook, gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 13'4" x 10'7" (4.1m x 3.2m)
maximum measurements

Ground Floor WC 5'6" x 4'3" (1.7m x 1.3m)
maximum measurements

Dining Room 11'3" x 8'11" (3.4m x 2.7m)

Lounge 20'2" x 11'2" (6.1m x 3.4m)

Conservatory 9'1" x 8'7" (2.8m x 2.6m)

Breakfast Kitchen 15'3" x 13'10" (4.6m x 4.2m)
maximum measurements

Utility Room 6'4" x 6'0" (1.9m x 1.8m)

First Floor Landing

Guest Bedroom/Bedroom Two 14'0" x 11'3" (4.3m x 3.4m)

Ensuite Shower Room 11'2" x 6'0" (3.4m x 1.8m)
maximum measurements

Bedroom Four 10'11" x 8'11" (3.3m x 2.7m)
maximum measurements

Bedroom Five/Study 9'0" x 6'11" (2.7m x 2.1m)

Family Bathroom 10'7" x 6'3" (3.2m x 1.9m)





Second Floor Landing

Bedroom One 16'9" x 11'4" (5.1m x 3.5m)

Ensuite Shower Room 10'9" x 8'3" (3.3m x 2.5m)
maximum measurements

Bedroom Three 16'9" x 9'0" (5.1m x 2.7m)

WC 4'1" x 3'7" (1.2m x 1.1m)

Games Room 15'5" x 9'9" (4.7m x 3m)

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 - Sales Particulars

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.

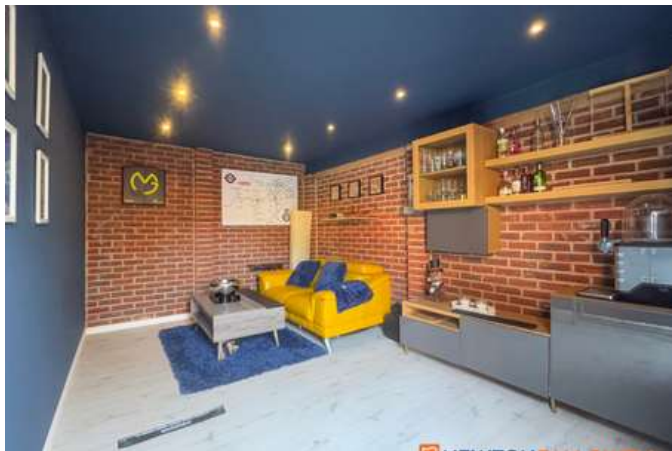
Anti-Money Laundering Regulations

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 choose to arrange a survey through them. For more information, please call the office.







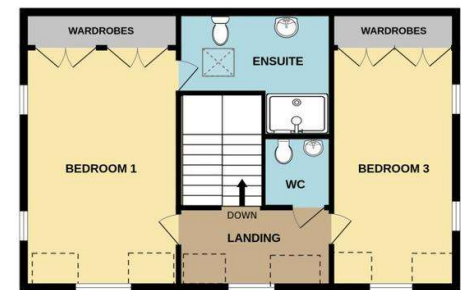
GROUND FLOOR



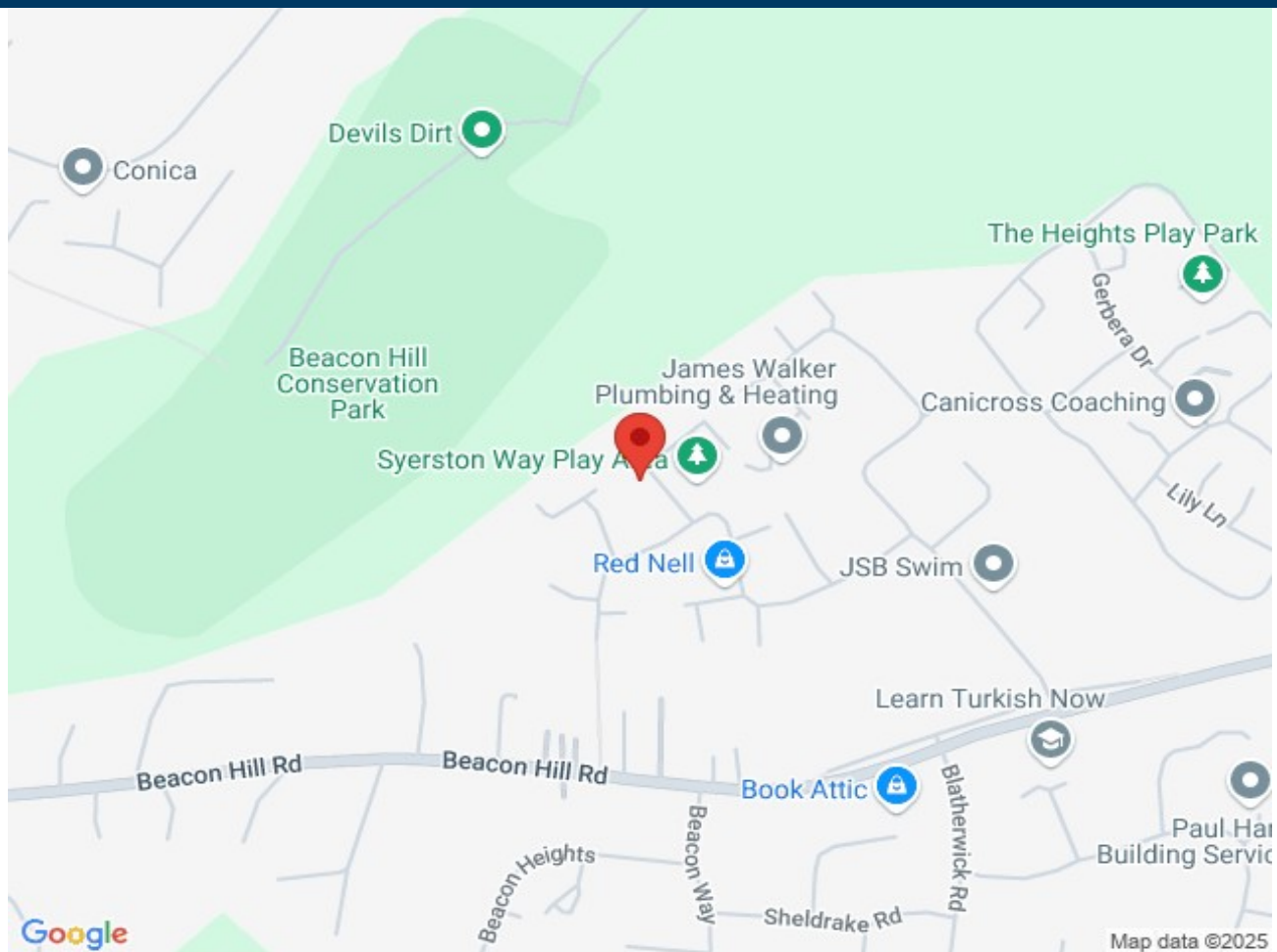
1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

