



Valley Prospect, Newark



Asking price £325,000



Key Features

- Detached Chalet Home
- Two/Three Bedrooms
- Lounge & Sitting Room/Bedroom Three
- Dual Aspect Dining Kitchen
- Utility & G/F Bathroom
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Immaculately presented throughout, this detached home enjoys a pleasant position in a sought after residential area on the outskirts of Newark Town Centre, with ease of access onto the A46 and a host of local amenities. The property boasts flexible accommodation suiting a variety of needs, generous private rear garden with Sconce and Devon Park situated behind and large garage with off street parking available to the front.

The property's accommodation comprises to the ground floor: entrance hallway, family bathroom suite, generous lounge with double doors opening through to a sitting room, which could be utilised as a third bedroom, and has sliding doors to the rear garden, and a beautiful open plan dual aspect dining kitchen which enjoys a range cooker and integrated fridge, and in addition, a rear lobby gives access to a utility room and the garage. The first floor benefits from two double bedrooms and useful eaves storage.

Outside, the property is approached with a gravelled driveway which provides off street parking for numerous vehicles and has access to the single garage which has double doors to the front. The rear garden is generous in its size and retains a wonderful degree of privacy. It is predominantly laid to lawn with a delightful variety of plants/shrubs, paved seating area and provision for a garden shed and greenhouse. Other features of this home include gas central heating (boiler replaced in 2023) and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 15'2" x 11'2" (4.6m x 3.4m)
maximum measurements

Lounge 15'1" x 11'8" (4.6m x 3.6m)

Sitting Room/Bedroom Three 10'2" x 9'9" (3.1m x 3m)

Open Plan Dining Kitchen:

Kitchen 13'2" x 9'11" (4m x 3m)
maximum measurements

Dining Area 11'11" x 9'11" (3.6m x 3m)

Rear Lobby 3'8" x 2'10" (1.1m x 0.9m)

Utility Room 7'7" x 4'11" (2.3m x 1.5m)

Ground Floor Bathroom 7'10" x 6'6" (2.4m x 2m)
maximum measurements

First Floor Landing

Bedroom One 15'1" x 13'6" (4.6m x 4.1m)
maximum measurements

Bedroom Two 13'6" x 12'10" (4.1m x 3.9m)
maximum measurements

Garage 23'0" x 8'2" (7m x 2.5m)
maximum measurements





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

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

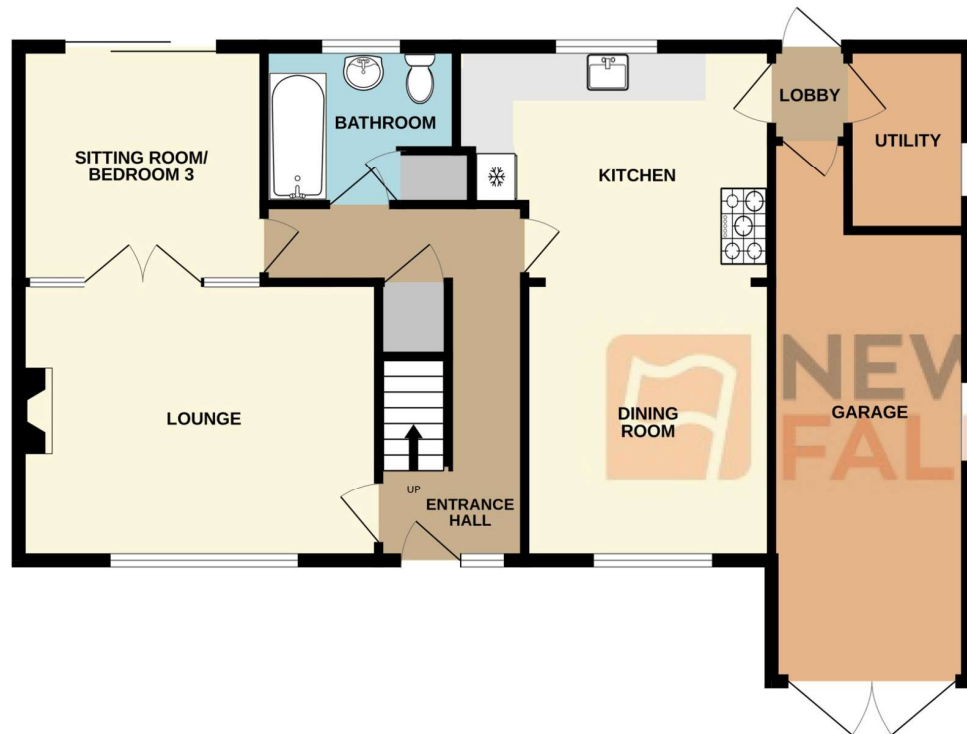
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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.

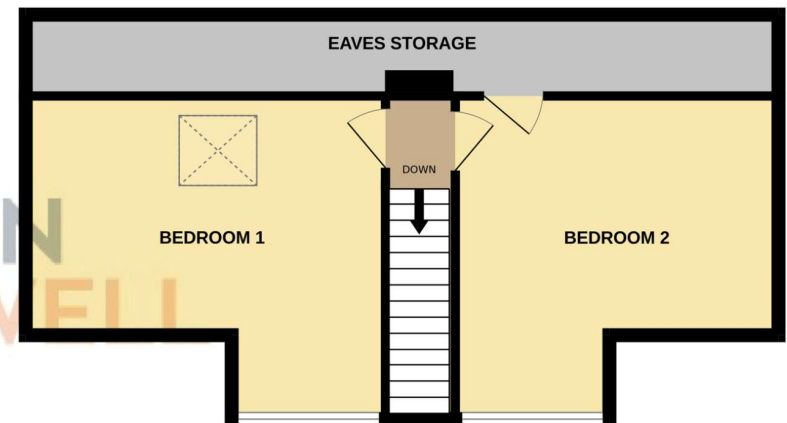




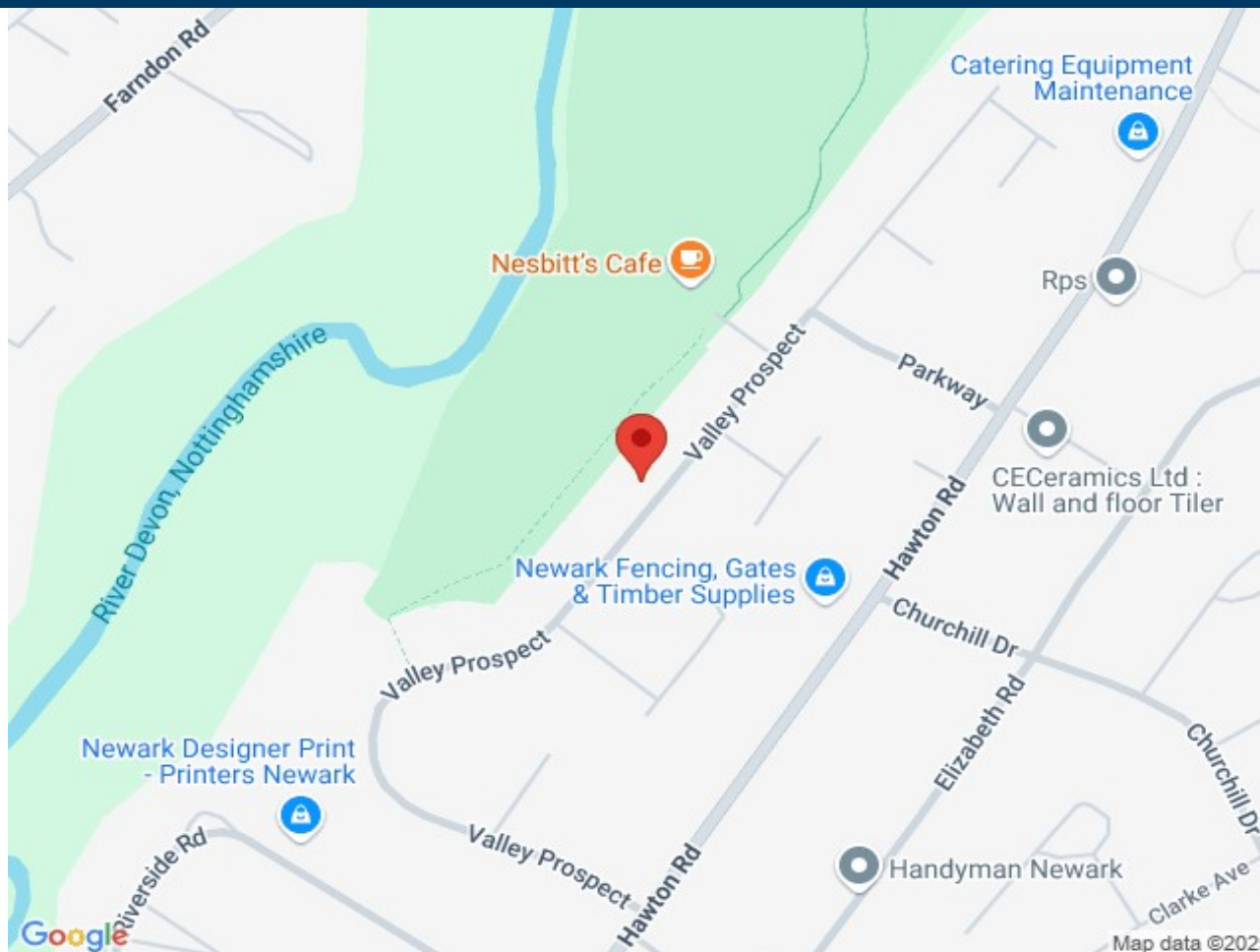
GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

