

# David Hawke

PROPERTY SERVICES

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**Ref:- N343**



**26 NEWTON CLOSE, WORKSOP, NOTTS,  
S81 8TE**

**PRICE £159,000**

**Opening Times: Monday to Friday 9 am to 5:30 pm and  
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,  
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

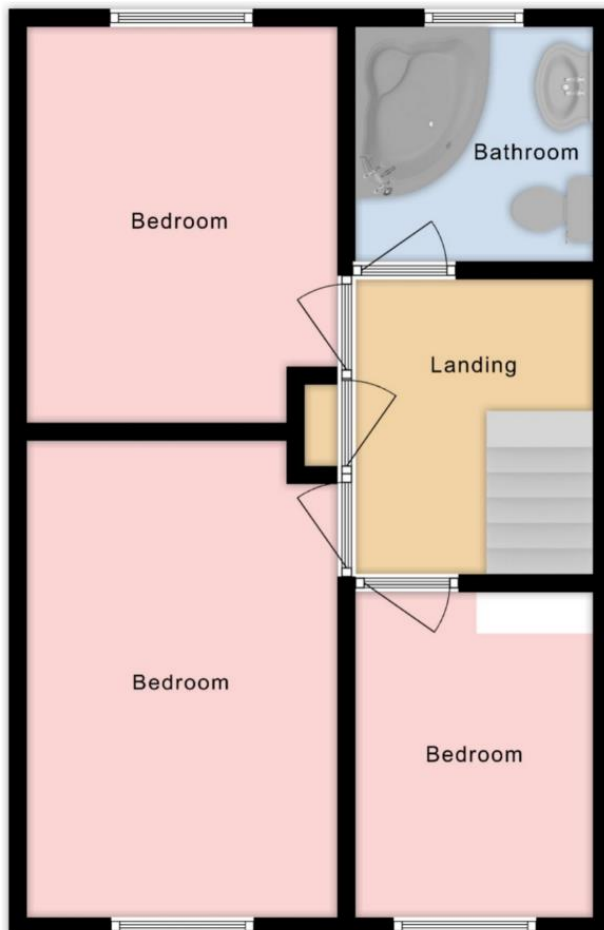
## **DESCRIPTION**

THIS IS A THREE BED LINK STYLE DETACHED HOUSE WITH GARAGE, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, GARDENS TO FRONT AND REAR AND PRIVATE DRIVEWAY FOR OFF STREET PARKING. THE REAR GARDEN IS FULLY ENCLOSED AND NOT OVERLOOKED.

THE PROPERTY IS SITUATED IN A POPULAR RESIDENTIAL AREA OF GATEFORD AND OCCUPIES AN END PLOT AT THE TOP OF THE CUL-DE-SAC.

THE ACCOMMODATION COMPRISES IN BRIEF OF GROUND FLOOR W/C, LOUNGE, OPEN PLAN KITCHEN/ DINER WITH FRENCH DOORS TO ACCESS REAR GARDEN. THERE ARE THREE BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR.

THE PROPERTY IS WELL PLACED BOTH FOR ACCESS TO THE VARIOUS SHOPS AND AMENITIES IN THE TOWN CENTRE AND LOCAL ROAD NETWORKS GIVING LINKS TO THE REGIONS MAJOR TOWNS AND CITIES.



## **ACCOMMODATION**

### **ENTRANCE HALL**

UPVC panel entrance door with glazed section and laminate flooring.

### **GROUND FLOOR W/C**

Low flush w/c, corner wall mounted wash hand basin, double glazed window to front, central heating radiator and alarm panel.

### **LOUNGE 5.26m max x 3.76m reducing to 2.72m (17' 3'' x 12' 4'' reducing to 8' 11'')**

Double glazed bay window to front, central heating radiator, ornate fire surround, dado rail, laminate flooring and under stair cupboard.





**OPEN PLAN KITCHEN/ DINER 4.6m x 2.64m (15' 1" x 8' 8")**

Range of floor and wall mounted cupboard and drawer units, roll edge work surfaces, small breakfast bar, inset single bowl sink unit, ceramic tile splash backs, integrated four ring electric hob, integrated electric oven, recess and plumbing for washing machine, central heating radiator, double glazed window to rear, French doors from dining area to access rear patio and garden and Potterton gas boiler.



**ON THE FIRST FLOOR**

**LANDING**

Staircase rising from lounge. Loft hatch, airing cupboard housing hot water cylinder and dado rail.

**FRONT BEDROOM ONE** 3.94m max x 2.57m (12' 11" x 8' 5")

Double glazed window to front and central heating radiator.



**REAR BEDROOM TWO** 3.28m x 2.57m (10' 9" x 8' 5")

Double glazed window to rear and central heating radiator.



**FRONT BEDROOM THREE 2.67m x 1.96m (8' 9" x 6' 5")**

Double glazed window to front and central heating radiator.



**FAMILY BATHROOM**

Three piece suite comprising of corner panel bath, mixer tap, shower attachment, pedestal wash basin, low flush w/c, double glazed window to rear, central heating radiator and fully ceramic tiled walls.





## **OUTSIDE**

### **To the front**

Driveway with off street parking for two vehicles, lawn garden, conifer trees to boundary.

### **To the rear**

Extensive full width block paved patio, steps to lawned garden, raised flower and shrubbery borders, fully enclosed and not overlooked to the rear.



**GARAGE** 5.28m x 2.49m (17' 4'' x 8' 2'')

Up and over door, power and light supplied and door to access rear garden.

**Viewing  
Arrangements**

Contact the Agents, 01909 531450



17/02/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

*We go the extra mile by demonstrating that we:-*

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge*
- 8) Finally, we guarantee a sale success or its No Sale – No Charge*
- 9) We provide a FREE EPC on instruction (subject to terms)*

**It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market**

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**PLEASE NOTE: Some Photos may have been taken with a wide angled lens.**

## **FIXTURES & FITTINGS:**

Please note only the items specifically described in these particulars are included in the sale

## **SERVICES:**

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

## **INFORMATION PROVIDED IN THIS BROCHURE:**

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

**AT DAVID HAWKE PROPERTY SERVICES:-**

**\*WE AIM TO BE DIFFERENT!**

**\*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

**\*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

**At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.**

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

**PLEASE SEE BACK PAGE**





**NEIL MILLS @  
“THE MORTGAGE SHOP”**

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best  
advice also helps us to  
make sure your new  
home purchase  
proceeds as smoothly  
as possible!*

Please Note:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**





David  
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SUBJECT TO CONTRACT

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- Best sale price and best chance to move



David Hawke  
Principal/Valuer



Val Casey  
Associate/Sales Manager



Donna Clarke  
Valuations & Sales Advisor



Tom Lavin  
Assistant to The Mortgage Shop and Sales Advisor



Becky Walters  
General Admin and PA



Aimee Sykes  
Sales Admin and Progression



Neil Mills  
Independent Mortgage Advisor for The Mortgage Shop



Ian Rushton  
Accompanied Viewer

## Talk to us now

Together we'll make it happen



**RICS**



The Property  
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 [www.davidhawke.co.uk](http://www.davidhawke.co.uk)