

Jon Brambles

ESTATE AGENTS



Willows Walk, Newark NG24 3WU



A very substantial five bedroom detached family home which is approximately two years old, and situated in the popular Middlebeck location. The accommodation includes two reception rooms, a fabulous dining kitchen, cloakroom/utility, bathroom and two en-suites. There is also a double garage. The property is double glazed, has gas central heating and is fitted with solar panels. Early viewing is very strongly recommended.

Offers in Excess of £425,000

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Situation and Amenities

Middlebeck is a modern development situated a short distance from local amenities. On Middlebeck itself is Christ Church C of E primary school, Gannets cafe and bistro, and a community cycle hub and shop. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose and Marks & Spencer. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the dining kitchen, study, lounge and ground floor cloakroom/utility. There is also a small storage cupboard, wood laminate flooring, a ceiling light point and a radiator.

Cloakroom/Utility 9' 3" x 5' 11" (2.82m x 1.80m) (overall dimensions)

This dual purpose room is informally sub-divided into a utility area with space and plumbing for a washing machine. There is also a WC and wash hand basin. The cloakroom/utility is complemented with the same flooring that flows through from the hallway, and has part ceramic tiling to the walls, two ceiling light points, two extractor fans and a radiator.

Study/Home Office 9' 2" x 6' 10" (2.79m x 2.08m)

This versatile study/home office has a window to the front elevation, the same wood laminate flooring, a ceiling light point and a radiator.

Lounge 18' 1" x 14' 6" (5.51m x 4.42m)

This large and very well proportioned reception room has a window to the rear elevation, and glazed patio doors into the conservatory. A further door provides access to the dining kitchen giving a nice flow to the ground floor accommodation. The lounge has two ceiling light points and a radiator. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard.

Dining Kitchen 23' 0" x 13' 8" (7.01m x 4.16m) (excluding box window to the front)

This fabulous room is the heart of the family home and has a box shaped window to the front elevation, and bi-fold doors to the rear giving access out to the garden. Further doors lead to the hallway and the lounge. The kitchen area is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances include an eye level oven and microwave, fridge, freezer, induction hob with extractor hood above, and dishwasher. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The dining kitchen has the same wood laminate flooring that flows throughout the ground floor, three ceiling light points and two radiators.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor galleried landing which has doors into all five bedrooms, two ceiling light points and a radiator. The airing cupboard housing the hot water cylinder, the central heating boiler and the solar panel controls is located here. Access to the loft space is obtained from the landing.

Bedroom One 13' 4" x 9' 7" (4.06m x 2.92m) (plus separate dressing area)

An excellent double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom is open plan through to the dressing area.

Dressing Area 11' 8" x 4' 6" (3.55m x 1.37m)

The dressing area has a window to the side elevation, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room 8' 2" x 4' 6" (2.49m x 1.37m)

The en-suite has an opaque window to the side elevation and is fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The en-suite has part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 13' 10" x 12' 9" (4.21m x 3.88m) (at widest points)

A fabulous double bedroom with a window to the rear elevation, a ceiling light point and a radiator. A door leads through to the en-suite shower room.

Bedroom Two En-suite 7' 2" x 3' 10" (2.18m x 1.17m)

Fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The room is complemented with part ceramic tiling to the walls, and also has a ceiling light point, an extractor fan and a radiator.

Bedroom Three 11' 11" x 10' 10" (3.63m x 3.30m) (into the box window)

A further large double bedroom with a box shaped window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a large home office.

Bedroom Four 9' 10" x 7' 6" (2.99m x 2.28m)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Bedroom Five 9' 7" x 6' 3" (2.92m x 1.90m)

Having a window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a further home office/study.

Family Bathroom 7' 6" x 6' 5" (2.28m x 1.95m)

The family bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Outside

To the front of the property, either side of the footpath leading to the front door, are small hard landscaped gardens. Located to the side is the double width driveway that provides off road parking for numerous vehicles and in turn leads to the detached double garage. There is gated access to the rear garden.

Rear Garden

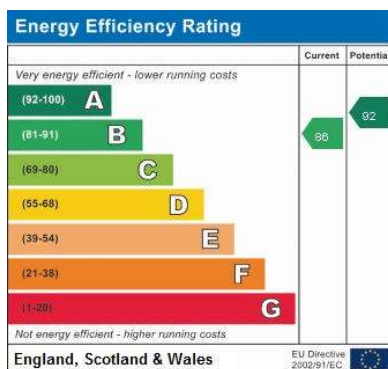
The rear garden is fully enclosed and laid primarily to lawn. There is a purpose built raised bed that runs around the rear, and contains a number of shrubs and plants. Situated adjacent to the bi-fold doors, and the French doors from the lounge is a patio area which provides an ideal outdoor seating and entertaining space.

Detached Double Garage 20' 3" x 20' 3" (6.17m x 6.17m)

The garage has twin up and over doors to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

Council Tax

The property is in Band E.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

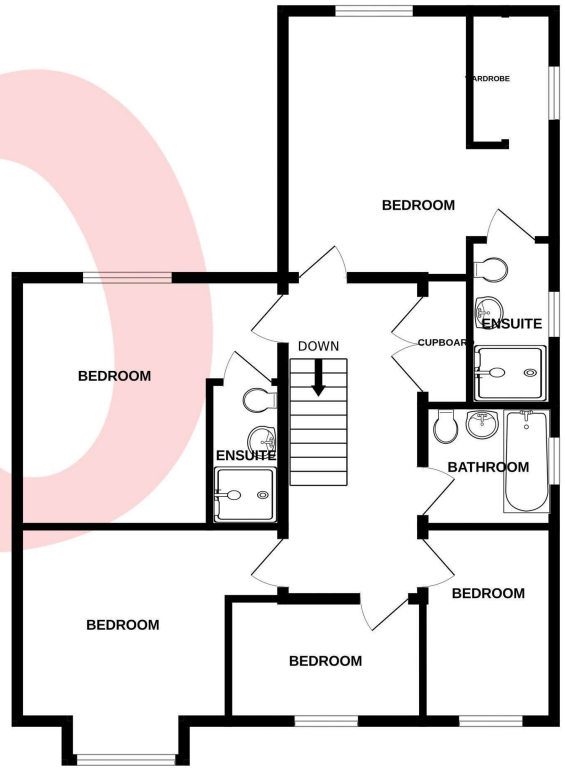
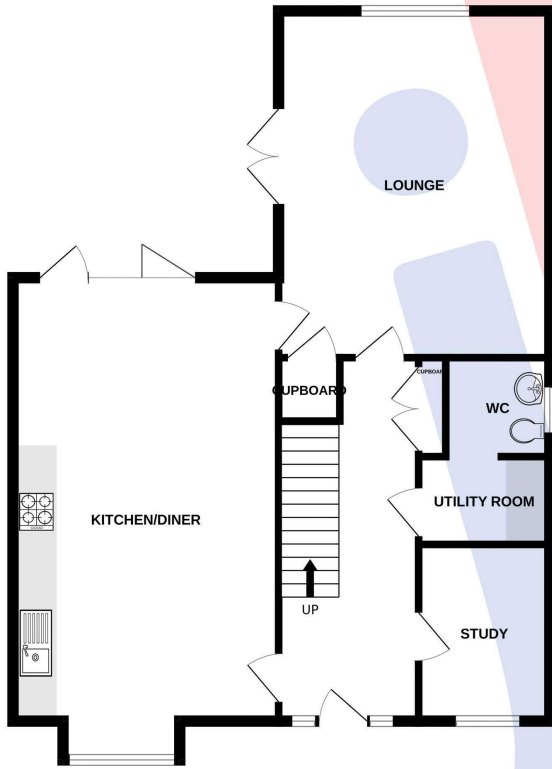
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for

guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006864 08 February 2024



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

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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