

## Navigation Yard, Newark NG24 4TN



**GUIDE PRICE: £270,000 to £280,000.** A truly wonderful and very individual four storey, three bedroom family home situated in the sought after Conservation Area of Millgate. The property was converted from the former grain house, provides flexible and spacious accommodation and is full of charm and character. The property has an excellent sized lounge, dining kitchen, three bedrooms, two bathrooms and a garage. Available for purchase with NO CHAIN.

**Guide Price £270,000 to £280,000**







### **Situation and Amenities**

Navigation Yard is situated in a Conservation Area a short distance from the town centre of Newark-on-Trent. Newark stands on the banks of the River Trent and is a market town steeped in history with a dramatic castle and one of the finest Georgian market squares in the UK. The town has excellent commuter links in all directions by both road and rail, with the East Coast Mainline trains taking just over an hour to London Kings Cross, and the A1 and A46 providing good road links. Newark boasts some superb shopping facilities, from individual boutique shops to major retail stores, and an array of markets. There is a wide range of excellent schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, golf courses and easy access to Sherwood Forest and Southwell Racecourse.

### **Accommodation**

Upon entering the front door which is located to the side of the property, this leads into:

#### **Entrance Hallway**

The entrance hallway has a window to the rear elevation, and the staircase rising to the first floor, beneath which is sited a small and useful storage cupboard. Also accessed from the hallway is a personnel door into the garage. The hallway has a ceiling light point and a radiator.

#### **Garage 16' 5" x 10' 3" (5.00m x 3.12m)**

The garage has twin wooden doors to the front elevation and, as previously mentioned, a personnel door into the hallway. The garage is equipped with both power and lighting.

#### **First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and provides access to the lounge, dining kitchen and shower room. This landing is full of character and charm with exposed roof trusses. From the first floor landing the staircase continues to the second floor.

#### **Dining Kitchen 15' 5" x 10' 4" (4.70m x 3.15m)**

The dining kitchen has French doors leading out onto a small balcony to the front elevation overlooking Navigation Yard and views towards the River Trent. This fabulous kitchen is fitted with an excellent range of base and wall units complemented with granite work surfaces and tiled splash backs. There is a twin stainless steel sink, and integrated appliances include an eye level oven and microwave, five burner gas hob with extractor hood above, fridge, freezer and dishwasher. Once again this room has character and charm with an exposed beamed ceiling, and is further enhanced with a ceramic tiled floor. The kitchen is of sufficient size to comfortably accommodate a large dining table, and has three ceiling light points and a radiator.

#### **Lounge 19' 0" x 16' 0" (5.79m x 4.87m) (narrowing to 10' x 7")**

This wonderful reception room has two windows to the front elevation, an exposed beamed ceiling with timber pillars, wall light points and two radiators.

#### **First Floor Shower Room 10' 5" x 5' 7" (3.17m x 1.70m)**

The shower room has a window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. In addition there is a base unit with granite work surface and storage beneath, and space and plumbing for a washing machine. The shower room has a heavily beamed ceiling, a ceramic tiled floor and part ceramic tiling to the walls. In addition there is ceiling track lighting, an extractor fan and a heated towel rail.

#### **Second Floor Landing**

The second floor landing has a window to the rear elevation and provides access into two bedrooms and the bathroom. The landing has a ceiling light point and the airing cupboard is located here. From this landing the staircase rises to the attic bedroom.

#### **Bedroom One 19' 10" x 13' 0" (6.04m x 3.96m) (at widest points)**

A very large bedroom, having the wow factor in terms of character and charm with the high vaulted ceiling and exposed roof trusses. The bedroom has three windows to the front elevation, both wall and ceiling light points and two radiators.

#### **Bedroom Two 12' 9" x 10' 3" (3.88m x 3.12m) (at widest points)**

A double bedroom with a window to the front elevation, beamed ceiling, wall light points and a radiator. There is a useful storage cupboard which is sited beneath the staircase.

**Bathroom** 11' 3" x 8' 6" (3.43m x 2.59m)

The bathroom is fitted with a double end bath, vanity unit with wash hand basin inset and storage beneath, and WC. In addition there is a walk-in shower cubicle with curved shower screen, and mains rainwater head shower. This bathroom has a vaulted ceiling with exposed roof trusses and ceiling track lighting. The room also has a ceramic tiled floor, part ceramic tiling to the walls and a heated towel rail.

**Bedroom Three** 14' 2" x 10' 5" (4.31m x 3.17m) (at widest points)

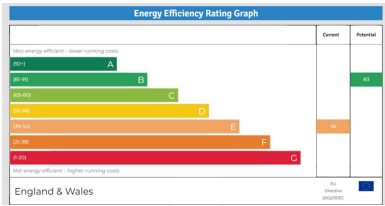
This delightful bedroom is located within the attic and therefore has a pitched roof with restricted head height. The room has exposed roof trusses, a wall light point and two Velux skylight windows to the rear elevation. There is a storage cupboard located within the eaves.

**Outside**

To the front of the property is an off road parking space which is situated adjacent to the garage. Navigation Yard has a communal garden which leads down to the river frontage.

**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.

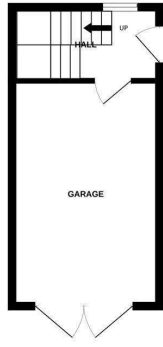
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

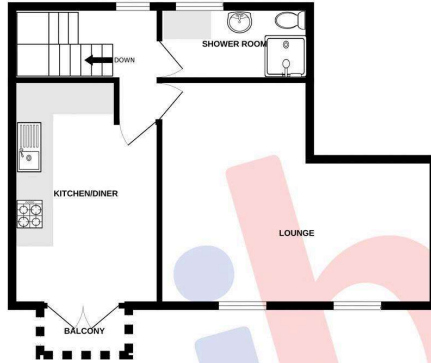
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006678 26 November 2024



GROUND FLOOR  
232 sq ft (21.7 sq m) approx.



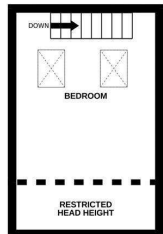
1ST FLOOR  
585 sq ft (54.1 sq m) approx.



2ND FLOOR  
514 sq ft (47.5 sq m) approx.



3RD FLOOR  
156 sq ft (14.5 sq m) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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.  
Made with Metropix ©2024