

The Gateway, Newark NG24 1TZ

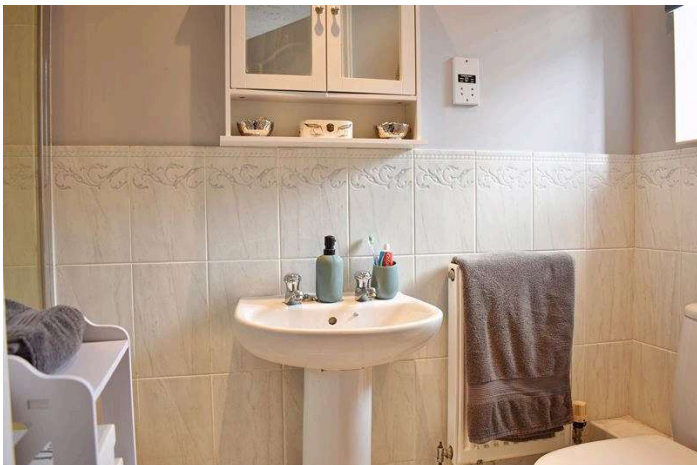


GUIDE PRICE £240,000 to £250,000. A very well presented three bedroom modern townhouse situated in this popular residential area a short distance from Newark town centre. In addition to the three bedrooms, there is an excellent sized lounge, dining room, a well appointed kitchen, first floor bathroom and en-suite. There is a delightful landscaped garden to the rear, off road parking and a single garage. The property is double glazed and has gas central heating.

Guide Price £240,000 to £250,000



ALDEBURGH





Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer Food, Morrisons, Asda, Aldi and Waitrose. 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 1 HOUR 13 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has doors providing access to the cloakroom, the lounge and the kitchen. Also from the hallway is the staircase rising to the first floor, beneath which is a useful storage cupboard. The hallway has a ceiling light point and a radiator.

Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has a ceiling light point and a radiator.

Kitchen 11' 4" x 8' 2" (3.45m x 2.49m)

This well appointed kitchen has a window to the rear elevation and an archway leading through into the dining room giving both rooms an open plan feel. The kitchen is fitted with an excellent range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. There is also a small breakfast bar. The central heating boiler is located within the kitchen. The kitchen is complemented with a ceramic tiled floor which flows through to the dining room, and has a ceiling light point and a radiator.

Dining Room 10' 6" x 8' 3" (3.20m x 2.51m)

The dining room is open plan through to both the kitchen and the lounge. This nicely proportioned reception room has French patio doors with bespoke shutters leading out to the garden, the same ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

Lounge 13' 7" x 12' 2" (4.14m x 3.71m)

This excellent sized and well proportioned reception room has a door leading back to the hallway, and a window to the front elevation with bespoke fitted shutters. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the all three bedrooms and the family bathroom. The landing has a ceiling light point and provides access to the loft space. The airing cupboard is located on the landing.

Bedroom One 10' 6" x 9' 10" (3.20m x 2.99m) (plus door recess)

A double bedroom with a window to the front elevation, wood laminate flooring, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceramic tiled floor and part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan, a shaver socket and a radiator.

Bedroom Two 12' 8" x 10' 1" (3.86m x 3.07m) (at widest points)

An excellent sized double bedroom with a window to the rear overlooking the pretty garden. The bedroom has wood laminate flooring, a ceiling light point and a radiator.

Bedroom Three 8' 5" x 6' 9" (2.56m x 2.06m) (including wardrobes)

A good sized third bedroom with a window to the rear elevation. This bedroom is currently used as a home office/dressing room and has a comprehensive suite of fitted wardrobes with sliding doors, wood laminate flooring, a ceiling light point and a radiator.

Family Bathroom 8' 4" x 5' 6" (2.54m x 1.68m)

The family bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom has a ceramic tiled floor, part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a radiator.

Outside

To the front of the property is a footpath leading to the front door, and to the side is the communal driveway which leads around to the rear where there is off road parking for at least two vehicles adjacent to the garage.

Single Garage 18' 1" x 8' 6" (5.51m x 2.59m)

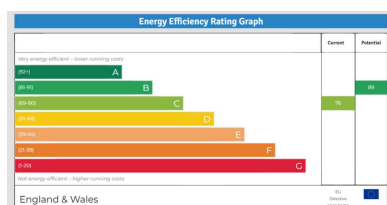
The garage is located within a block of four.

Rear Garden

The rear garden is fully enclosed and has been tastefully landscaped. There is a raised deck which is ideal for outdoor seating and entertaining. The remainder of the garden is laid to lawn edged with well stocked borders containing a variety of mature shrubs, plants and trees.

Council Tax

The property is in Band B.



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.

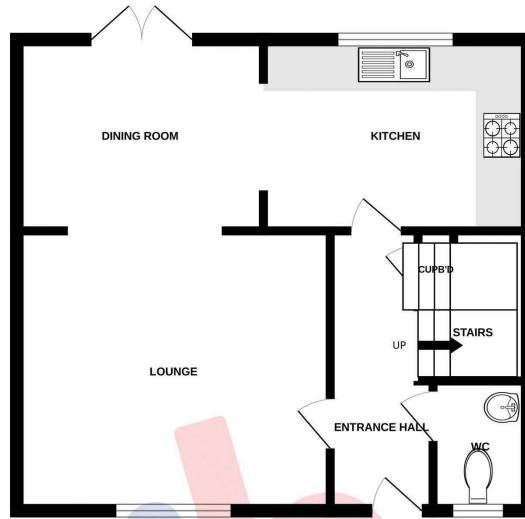
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

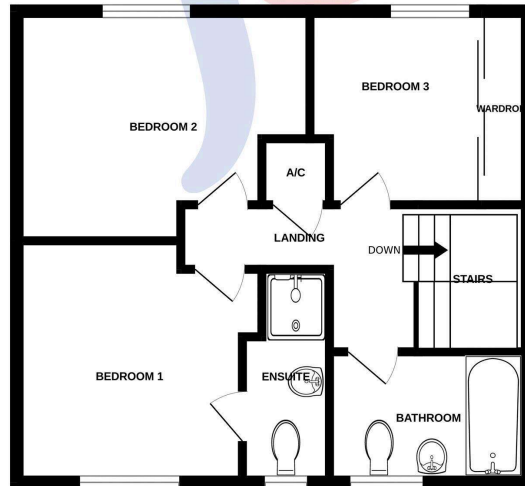
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007015 29 October 2024



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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