

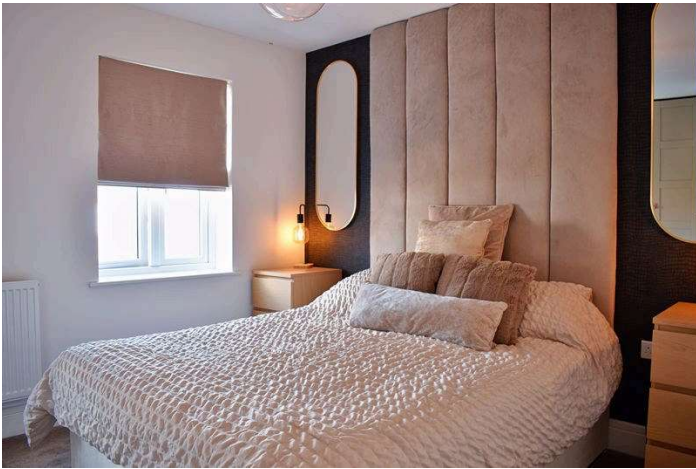
## Threadneedle Way, Newark NG24 3WP



A stunning four bedroom detached family home built by Avant Homes and completed less than two years ago. In addition to the four excellent sized bedrooms, the property has a contemporary style open plan kitchen/dining/family room, a formal lounge, ground floor cloakroom, first floor bathroom and en-suite. The property has off road parking, a garage and south facing garden. Double glazing and gas central heating are installed. Viewing is essential to appreciate this superb residence.

**£325,000**







### **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, Asda, Aldi, Morrisons 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**

This spacious 'L' shaped hallway has the dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard which also has space and plumbing for a washing machine. There is also a further storage cupboard. The hallway provides access to the open plan kitchen/dining/family area, the cloakroom and the formal lounge. The hallway is complemented with LVT flooring and also has two ceiling light points and a radiator.

#### **Lounge 14' 7" x 10' 7" (4.44m x 3.22m)**

This delightful and well proportioned reception room has triple aspect windows making it particularly bright and airy. The lounge has a feature wall, two ceiling light points and a radiator.

#### **Cloakroom**

This exceptionally large ground floor cloakroom has an opaque window to the rear and is fitted with a WC and floating wash hand basin. The room has the same LVT flooring that flows through from the hallway, recessed ceiling spotlights, an extractor fan and a radiator.

#### **Open Plan Kitchen/Dining/Family Room 22' 3" x 16' 9" (6.78m x 5.10m) (Overall dimensions, at widest points)**

This stunning room has two windows to the front elevation, and bi-fold doors to the side providing access out to the garden. This multi-functional room has a very contemporary feel and is of sufficient size to comfortably accommodate both dining room and occasional furniture. 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, dishwasher, fridge and freezer. The breakfast bar has an integrated ceramic hob with extractor hood above, and also incorporates a breakfast bar. The entire room has the same LVT flooring and is further enhanced with a combination of recessed ceiling spotlights and ceiling light points, together with two radiators.

## **First Floor Landing**

The dogleg staircase rises from the reception hallway to the first floor landing where there is a window to the rear elevation and doors into the four bedrooms and the family bathroom. Also on the landing is a large and useful storage cupboard which houses the central heating boiler. Access to the loft space is obtained from the landing.

### **Bedroom One** 14' 8" x 13' 5" (4.47m x 4.09m) (including wardrobe and door recesses)

An excellent sized double bedroom having two windows to the side elevation, a large and useful wardrobe recess, a ceiling light point and a radiator. A door leads into the en-suite shower room.

### **En-suite Shower Room** 8' 0" x 3' 10" (2.44m x 1.17m)

The well appointed en-suite has an opaque window to the front elevation and is fitted with a double width walk-in shower cubicle with mains shower, floating wash hand basin and WC. The room has contemporary ceramic wall tiling, recessed ceiling spotlights, an extractor fan, a shaver socket and a radiator.

### **Bedroom Two** 12' 11" x 9' 1" (3.93m x 2.77m) (including recess)

A further good sized double bedroom with a window to the front elevation, a useful wardrobe recess, a ceiling light point and a radiator.

### **Bedroom Three** 11' 2" x 9' 2" (3.40m x 2.79m)

A double bedroom with a window to the side elevation, a useful wardrobe recess, a ceiling light point and a radiator.

### **Bedroom Four** 7' 4" x 7' 3" (2.23m x 2.21m) (plus recess)

Bedroom four has a window to the front elevation, a ceiling light point and a radiator. The room is currently utilised as a dressing room.

### **Family Bathroom** 7' 4" x 5' 6" (2.23m x 1.68m)

The well appointed family bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, floating wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a radiator.

## **Outside**

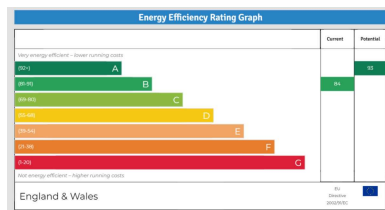
This family home stands on a corner plot and to the front and side is a well maintained lawned garden bounded by dwarf brick wall. There is gated access onto a footpath leading to the front door. To the rear of the property is the driveway which provides off road parking for at least three vehicles and in turn leads down to the garage. From here there is gated access to the rear garden. The principal garden is located to the side, is fully enclosed and south facing. This garden is laid mainly to lawn and has a patio area situated adjacent to the bi-fold doors from the dining/family room.

### **Garage** 20' 1" x 10' 2" (6.12m x 3.10m)

This oversized garage has an up and over door to the front elevation and is equipped with both power and lighting.

## **Council Tax**

The property is in Band D.



### **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**

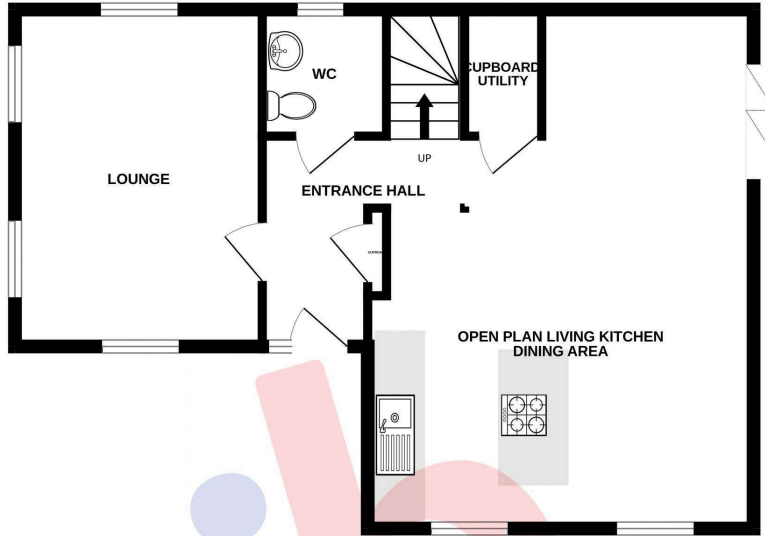
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

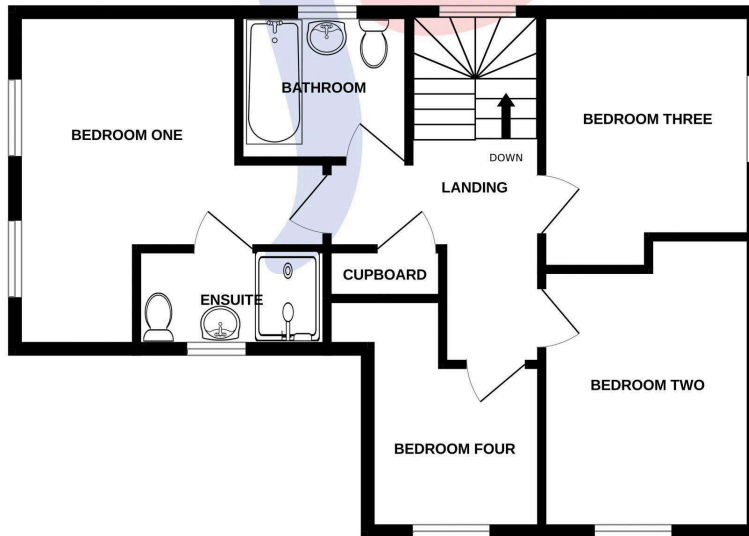
### **Services/Referral Fees**

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

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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