

Ringrose Close, Newark NG24 2JL



GUIDE PRICE: £210,000 to £220,000. A well presented three bedroom semi detached family home situated in this highly desirable residential area. In addition to the three bedrooms, the property has a spacious lounge, dining kitchen, conservatory and first floor bathroom. The property stands on an excellent plot, has a driveway providing off road parking and an enclosed garden to the rear. The garage has been converted to provide a home office and store area. The property is double glazed (new in April) and has gas central heating. Early viewing is strongly recommended.

Guide Price £210,000 to £220,000







Situation and Amenities

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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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 A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has a window to the front elevation, a useful storage cupboard, a ceiling light point and wood laminate flooring. A door leads through into the lounge.

Lounge 15' 0" x 14' 0" (4.57m x 4.26m)

This nicely proportioned reception room has a window to the front elevation, a door providing access to the dining kitchen and the staircase leading to the first floor. The focal point of the lounge is the feature fireplace with living flame gas fire inset. The room has the same wood laminate flooring flowing through from the entrance porch, cornice to the ceiling, dado rail, two ceiling light points and two radiators.

Dining Kitchen 15' 0" x 9' 5" (4.57m x 2.87m)

This excellent sized dining kitchen has a window to the rear elevation looking into the conservatory, and glazed French doors that lead into the conservatory. The kitchen area is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and metro tiled splash backs. There is a stainless steel sink and an integrated oven with gas hob and extractor hood above. In addition there is space for a larder fridge, freezer and washing machine. The room is of sufficient size to comfortably accommodate a dining table and has a ceramic tiled floor and recessed ceiling spotlights.

Conservatory 12' 7" x 11' 7" (3.83m x 3.53m)

The conservatory is of dwarf brick wall construction on two sides, has a brown upvc frame and a fully insulated roof. The conservatory provides extra living space and has two ceiling light points and a ceramic tiled floor. Glazed French doors lead out to the patio.

First Floor Landing

The staircase rises from the lounge to the first floor landing which has doors into all three bedrooms and the bathroom. There is a ceiling light point and a radiator. Access to the loft space where the central heating boiler is located is obtained from the landing.

Bedroom One 10' 9" x 8' 3" (3.27m x 2.51m) (excluding wardrobes)

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom has a comprehensive range of fitted furniture including wardrobes and overhead storage.

Bedroom Two 9' 7" x 8' 4" (2.92m x 2.54m) (excluding wardrobes)

A double bedroom with a window to the rear elevation, a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 7' 11" x 6' 5" (2.41m x 1.95m)

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

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is enhanced with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

This family home stands on an excellent plot and to the front is a hard landscaped garden for ease of maintenance, adjacent to this is the driveway providing off road parking and leading to the converted garage. A footpath leads to the front door and there is gated access around the side to the rear garden.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn edged with well stocked borders. There is a patio area adjacent to the conservatory and this continues down the side of the garden giving an excellent outdoor seating and entertaining space. A further decked seating area is located to the rear. The timber garden shed is included within the sale.

Converted Garage

The garage has been converted and the front portion has an up and over door (8'2" x 7'7") and provides an excellent storage facility. To the rear with a separate entrance is a home office/study (8'3" x 7'10") which is fully insulated and has recessed ceiling spotlights.

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

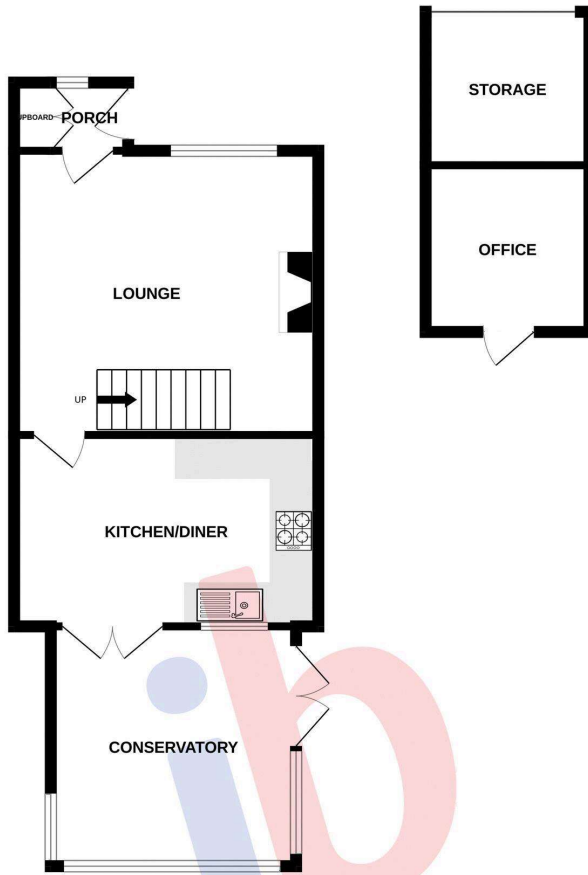
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

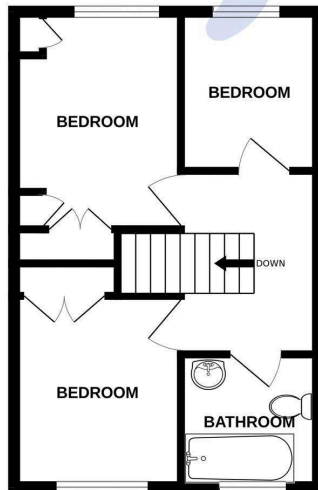
Services/Referral Fees

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. 03 October 2024

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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