

## **Pembroke Crescent, Newark NG24 2DH**



**GUIDE PRICE: £190,000 to £200,000.** A substantial, extended three bedroom semi detached property situated in a quiet cul-de-sac a short distance from the town centre. In addition to the three bedrooms, the property has an excellent sized lounge leading through into the garden room, a fitted kitchen open plan through to the dining room, utility room and ground floor bathroom. This home stands on a very good sized plot, has a courtyard garden to the rear and a lawned garden to the front. There is also a detached garage. Double glazing and gas central heating are installed.

**Guide Price £190,000 to £200,000**













### 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:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the dining room and bathroom. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### Bathroom 8' 5" x 5' 9" (2.56m x 1.75m)

The well appointed bathroom, which was refurbished approximately 18 months ago, has a high level window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with contemporary ceramic wall tiling together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

#### Dining Room 11' 8" x 7' 9" (3.55m x 2.36m)

The dining room has a window to the side elevation and is open plan through to the kitchen giving both rooms a bright and airy feel. There is also a door into the lounge. The dining room is of sufficient size to comfortably accommodate a large dining table, and has the same flooring flowing through from the hallway, cornice to the ceiling, a ceiling light point and a radiator.

#### Kitchen 9' 9" x 8' 1" (2.97m x 2.46m)

The kitchen has a window to the rear elevation and a door into the utility room. The kitchen is fitted with a good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a sink, and integrated appliances include an oven with ceramic hob and extractor hood above, dishwasher and fridge. The kitchen has the same wood laminate flooring and a panelled ceiling with recessed ceiling spotlights.

#### Utility Room 8' 1" x 5' 11" (2.46m x 1.80m)

The utility room has a half glazed door providing access out to the rear, and is fitted with wall cupboards and a roll top work surface. A further large storage cupboard houses the central heating boiler and also has space and plumbing for a washing machine. The room has a ceramic tiled floor and a ceiling light point.

#### Lounge 14' 1" x 10' 6" (4.29m x 3.20m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the front elevation with bespoke fitted shutters. The focal point of the lounge is the feature fireplace with living flame gas fire inset and sat on a marble effect hearth. The room has cornice to the ceiling, wall light points and a radiator. The lounge is open plan through to the garden room.

#### Garden Room 19' 5" x 7' 7" (5.91m x 2.31m)

This fabulous additional reception room, which was formerly a conservatory, now has a fully insulated roof complemented with recessed ceiling spotlights. There is also a radiator and French doors leading out to the courtyard garden at the rear.

### First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms. The landing also provides access to the loft space, and has a picture rail and a ceiling light point.

#### Bedroom One 14' 3" x 10' 9" (4.34m x 3.27m)

A very good sized double bedroom with dual aspect windows to the front and rear elevations. The bedroom has a large fitted storage cupboard, picture rail, a ceiling light point and a radiator.

**Bedroom Two** 11' 10" x 6' 8" (3.60m x 2.03m)

This bedroom has a window to the front elevation, a picture rail, ceiling light point and a radiator.

**Bedroom Three** 8' 9" x 7' 2" (2.66m x 2.18m)

Bedroom three has a window to the rear elevation and is currently utilised as a home office/study. There is a picture rail, a ceiling light point and a radiator.

**Outside**

This family home is orientated in reverse and has a large lawned garden and patio to the front which provide an ideal outdoor seating and entertaining area. To the rear is an enclosed courtyard which also provides access to the garage.

**Garage** 24' 10" x 10' 6" (7.56m x 3.20m) (at widest points)

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

**Council Tax**

The property is in Band A.

## **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**

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## **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.

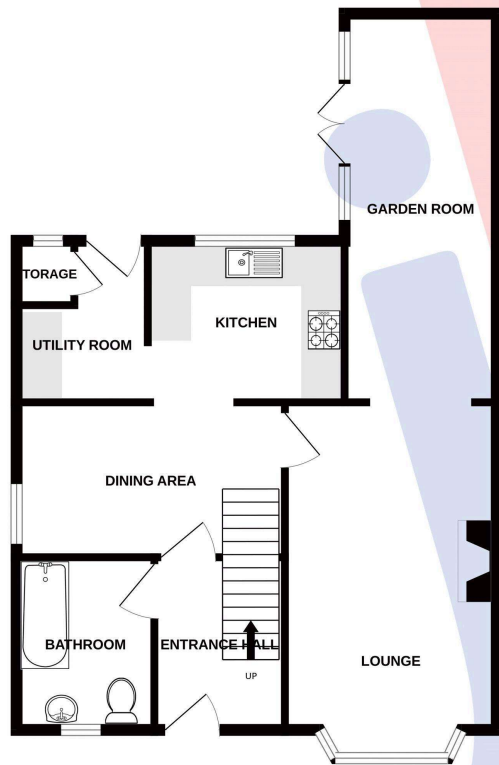
## **Services/Referral Fees**

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

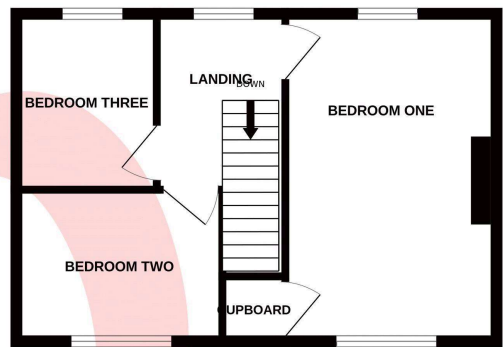
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00006706 27 December 2024



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



FIRST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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.  
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