

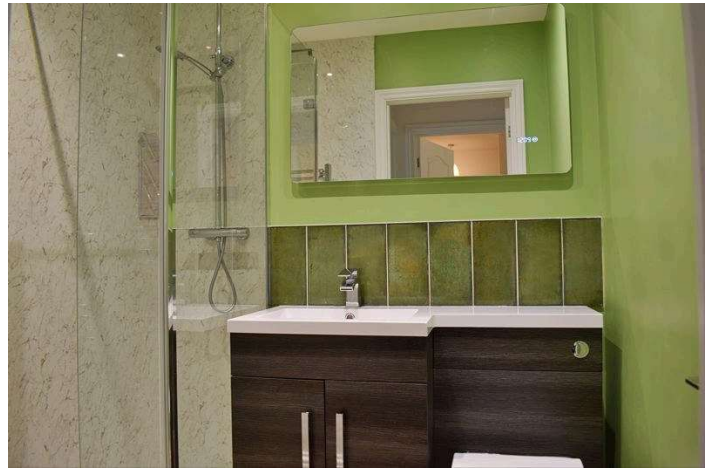
## The Gateway, Newark NG24 1TZ



**GUIDE PRICE £260,000 to £270,000.** A wonderful four bedroom modern end terrace situated in an ideal location for those wishing to be close to the town centre and North Gate train station. In addition to the four bedrooms, the property has a cloakroom, a superb contemporary kitchen, study, fabulous lounge/diner, first floor shower room and en-suite to the master bedroom. There is also off road parking, a garage and gardens to the front and rear. The property is double glazed, has gas central heating and is available for purchase with NO ONWARD CHAIN.

**Guide Price £260,000 to £270,000**







### Situation and Amenities

Newark has excellent shopping facilities in the town with major retail chains and supermarkets. 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. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

### Accommodation

Upon entering the front door, this leads into:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and provides access to the cloakroom, study, kitchen and lounge/diner. The hallway has a ceiling light point and a radiator.

#### Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin, and has a ceiling light point, an extractor fan and a radiator.

#### Study 8' 3" x 7' 3" (2.51m x 2.21m)

This useful home office has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

#### Kitchen 15' 4" x 8' 2" (4.67m x 2.49m)

This excellent sized kitchen has a window to the front elevation with bespoke blind, and a half glazed door leading out to the side of the property. The contemporary kitchen is fitted with a fabulous range of base and wall units complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include an eye level oven, gas hob with extractor hood above and a slim-line dishwasher. In addition there is space and plumbing for both a washing machine and tumble dryer, and further space for a vertical fridge/freezer. The central heating boiler is located here. The kitchen is further complemented with recessed ceiling spotlights, a high gloss ceramic tiled floor and pelmet lighting.

#### Lounge/Diner 19' 7" x 14' 9" (5.96m x 4.49m)

This superb reception room is of sufficient size to comfortably accommodate both lounge and dining room furniture and has full width bi-fold doors to the rear elevation providing access to and enjoying views of the garden. The lounge/diner has a useful storage cupboard which is sited beneath the staircase, cornice to the ceiling, three ceiling light points and two radiators.

#### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all four bedrooms and the shower room. The landing has a large and useful storage cupboard and two ceiling light points. Access to the loft space is obtained from here.

**Bedroom One** 12' 0" x 10' 2" (3.65m x 3.10m)

A double bedroom with a window to the front elevation with bespoke fitted blind. The room has cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

**En-suite Shower Room**

The en-suite is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room 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 heated towel rail.

**Bedroom Two** 11' 6" x 11' 1" (3.50m x 3.38m)

A further very good sized double bedroom having a window to the rear elevation with bespoke fitted blind. This bedroom is enhanced with part wood panelling to the walls and has a ceiling light point and a radiator.

**Bedroom Three** 11' 6" x 8' 2" (3.50m x 2.49m)

A double bedroom with a window to the rear elevation. This room has an extensive range of fitted furniture and is utilised as a large dressing room. There is a ceiling light point and a radiator.

**Bedroom Four** 9' 1" x 8' 3" (2.77m x 2.51m)

Having a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

**Shower Room** 6' 1" x 5' 6" (1.85m x 1.68m)

Fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The shower room is complemented with part mermaid board and recessed ceiling spotlights. In addition there is an extractor fan, a heated mirror and a heated towel rail.

**Outside**

To the front of the property are two artificial lawned garden areas, and a footpath leading to the front door. There is gated access down the side of the property to the rear garden.

**Rear Garden**

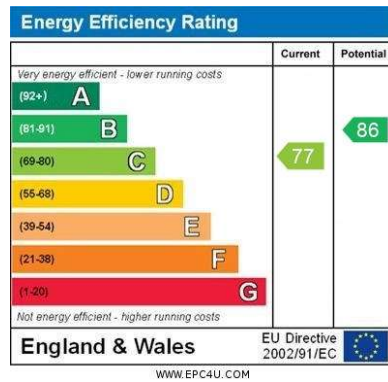
The east facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been hard landscaped for ease of maintenance and comprises an artificial lawn, a patio area adjacent to the rear of the house and a large deck at the foot of the garden, both of which provide ideal outdoor seating and entertaining spaces.

**Single Garage**

The garage is located in a block of three and has a parking space to the front.

**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

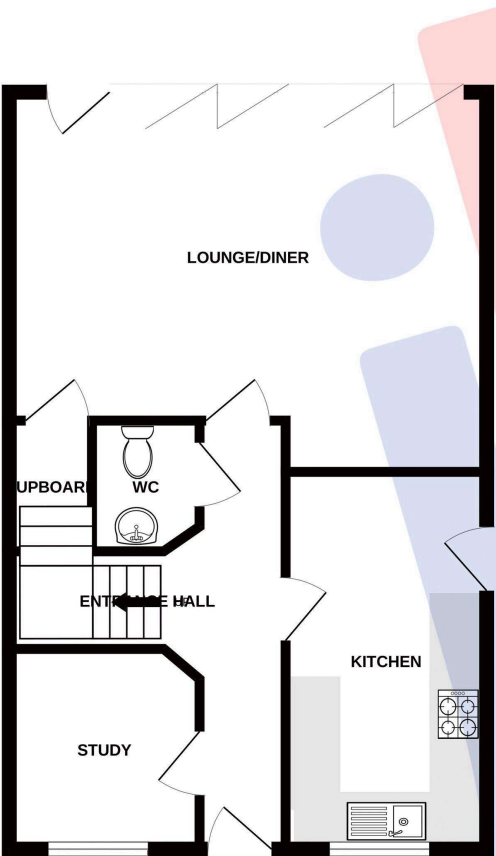
Newark & Sherwood District Council, Notts, 01636 650000

### Possession/Tenure

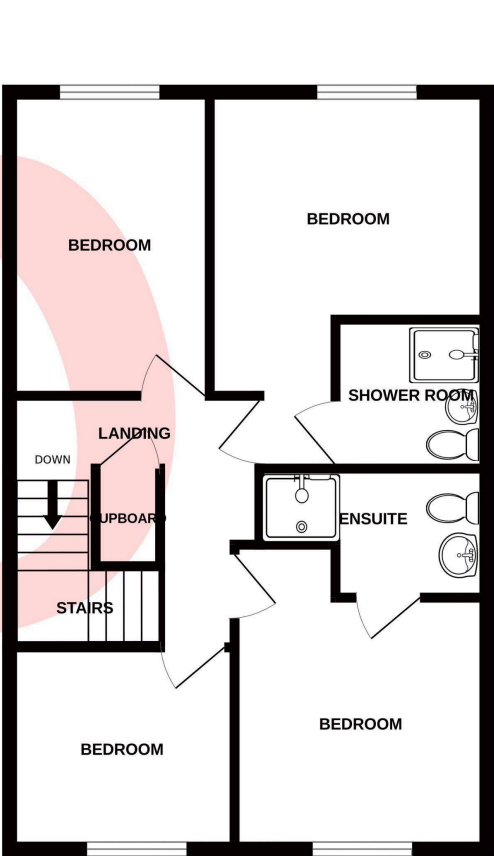
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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 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. 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. 00007197 15 January 2025

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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 ©2025