

Markwick Close, Newark NG24 2LG



An immaculately presented three bedroom detached family home situated on an excellent corner plot within this highly sought after residential area. In addition to the three bedrooms, the property has a nicely proportioned lounge, dining kitchen, large conservatory and well appointed first floor bathroom. The property has ample off road parking, a garage and a large timber workshop. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

£250,000







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. 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 a door into the lounge. There is a ceiling light point and a radiator.

Lounge 13' 9" x 11' 8" (4.19m x 3.55m)

This excellent sized and well proportioned reception room has a window to the front elevation and a door leading into the dining kitchen. The focal point of the lounge is the fireplace with electric fire inset. The room also has cornice to the ceiling, recessed ceiling spotlights, a ceiling light point and a radiator.

Dining Kitchen 17' 1" x 9' 9" (5.20m x 2.97m)

The dining kitchen has two windows to the rear elevation looking through to the conservatory, and a glazed door that provides access into the conservatory. The kitchen itself is fitted with an excellent range of base and wall units, including display cabinets, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl ceramic sink, space and plumbing for a washing machine and further space for a vertical fridge freezer. The Stoves gas fired Range cooker with extractor hood above is included within the sale. The room is of sufficient size to comfortably accommodate a large dining table and has a ceramic tiled floor, two ceiling light points and a radiator. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

Conservatory 16' 5" x 8' 5" (5.00m x 2.56m) (at widest points)

This large upvc conservatory is glazed on all sides and provides wonderful views across the garden and driveway. French doors lead into the garden. The conservatory is centrally heated and has a ceramic tiled floor.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into all three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 11' 2" x 9' 9" (3.40m x 2.97m) (plus door recess)

A good sized double bedroom having a window to the front elevation, recessed ceiling spotlights and a radiator.

Bedroom Two 10' 5" x 9' 6" (3.17m x 2.89m) (plus door recess)

Bedroom two has a window to the rear elevation, wood laminate flooring, recessed ceiling spotlights and a radiator. There is also a small storage cupboard.

Bedroom Three 7' 9" x 7' 0" (2.36m x 2.13m) (at widest points)

An 'L' shaped bedroom with a window to the side elevation, stripped wooden floorboards, a ceiling light point and a radiator. Sited above the staircase is a useful storage cupboard which also houses the central heating boiler.

Bathroom 6' 10" x 4' 11" (2.08m x 1.50m)

The bathroom has an opaque window to the rear 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 ceramic wall tiling and light wood laminate flooring. In addition there is a ceiling light point and a radiator.

Outside

This family home stands on a delightful corner plot and to the front are two distinctive lawned areas, between which the footpath leads to the front door. The front garden contains a number of mature shrubs, plants and trees. Accessed via twin wooden gates to the side of the property is the driveway which leads to the rear and provides ample off road parking.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. There is a lawned area edged with well stocked borders containing a variety of mature shrubs, plants and trees. Adjacent to the rear of the house is a sizeable patio area which is ideal for outdoor seating and entertaining. Included within the sale is the garden shed, greenhouse and two log stores.

Garage 16' 5" x 9' 0" (5.00m x 2.74m)

The garage has twin wooden doors to the front elevation and a personnel door to the rear. The garage is equipped with power and lighting and also has an inspection pit.

Timber Workshop 18' 4" x 13' 5" (5.6m x 4.1m) (*external measurements*)

Council Tax

The property is currently in Band C.

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.

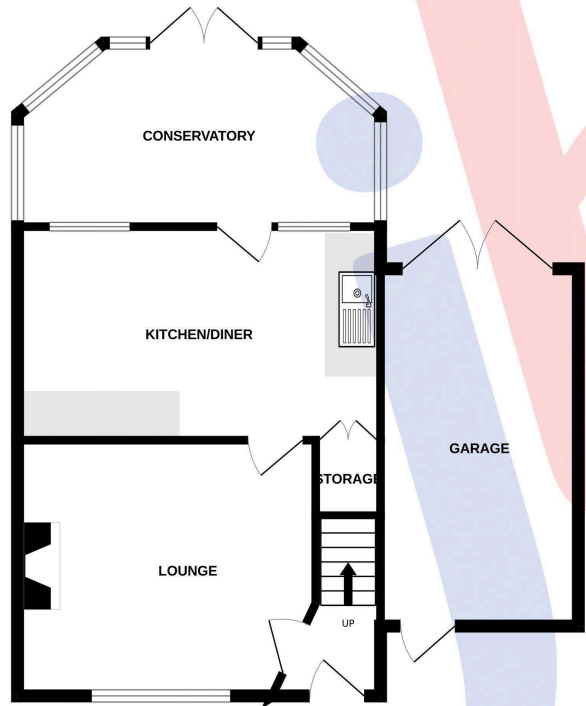
Services/Referral Fees

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

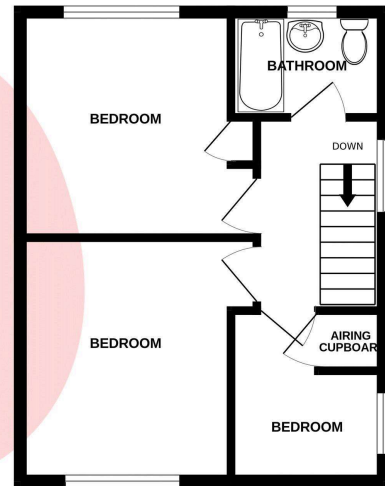
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00000401 17 January 2025



GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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