

Ransome Close, Newark NG24 2LQ



GUIDE PRICE £290,000 to £300,000. A stunning three bedroom detached bungalow situated in a quiet cul-de-sac in this highly desirable residential area. This particular home has been extensively refurbished throughout by the present owner to include re-wiring, boiler, kitchen, bathroom and decor. This wonderful home has a contemporary feel with a large open plan lounge/dining room and kitchen. The property has off road parking, a garage and an enclosed rear garden with a purpose built timber seating area complete with a functioning garden kitchen. Early viewing is absolutely essential.

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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

This spacious 'L' shaped entrance hallway provides access to the bedroom accommodation, the bathroom and lounge. The hallway has wooden flooring, a ceiling light point and a radiator.

Lounge/Diner 25' 10" x 11' 10" (7.87m x 3.60m)

This extraordinarily large and well proportioned reception room has a window to the front elevation with bespoke fitted blind, and sliding patio doors leading out into the rear garden. The room is also open plan through to the kitchen. The lounge area (11'11" x 11'10") is enhanced with a media wall with storage beneath (the TV and sound bar are available by separate negotiation), new

carpet flooring, recessed ceiling spotlights and wall light points. There is also a radiator installed. The dining area (11'10" x 9'5") at widest points, has vinyl flooring, two ceiling light points and a radiator. The large bespoke dining table which matches the work surfaces in the kitchen is included within the sale. Accessed from the dining area is a useful storage cupboard.

Kitchen 11' 8" x 8' 9" (3.55m x 2.66m)

The superb recently refitted kitchen has a large window to the rear elevation and comprises a range of base and wall units complemented with quartz work surfaces and matching splash backs. There is a twin ceramic sink, an integrated dishwasher, space for an American style fridge/freezer (the one in-situ is included within the sale), and also space for a gas fired range cooker with extractor hood above (again the one in-situ is included within the sale). The kitchen has the same vinyl flooring that flows through from the dining room, recessed ceiling spotlights and a radiator. The central heating boiler is located in the kitchen.

Bedroom One 12' 8" x 11' 9" (3.86m x 3.58m)

An excellent sized double bedroom having a window to the front elevation with bespoke blind. There is a comprehensive range of bespoke fitted bedroom furniture including wardrobes and dressing table. The room has a ceiling light point, a recessed ceiling spotlight above the dressing table, and a radiator.

Bedroom Two 10' 5" x 8' 11" (3.17m x 2.72m)

This delightful double bedroom has a window to the rear elevation with bespoke fitted blind, a fitted double wardrobe with sliding doors, a ceiling light point and a radiator.

Bedroom Three 8' 8" x 7' 4" (2.64m x 2.23m)

Bedroom three is currently used as a home office/study and has a window to the rear elevation with bespoke fitted blind, a ceiling light point and a radiator.

Bathroom 8' 5" x 5' 5" (2.56m x 1.65m)

This very well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. There is an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is a bespoke mirror, an extractor fan and a heated towel rail.

Outside

To the front of the property is a gravelled driveway which provides off road parking and in turn leads to the garage. A footpath leads to the front door. The raised front garden comprises a lawn edged with well stocked borders. There is access down the side of the property to the rear.

Rear Garden

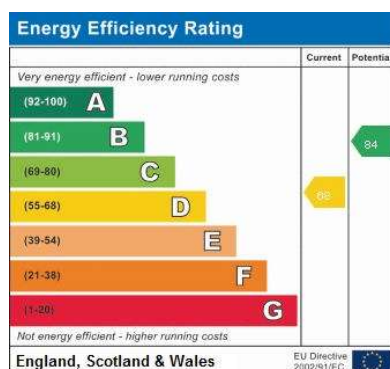
The fully enclosed rear garden is a further feature of this delightful home and enjoys an excellent degree of privacy. The garden is laid primarily to lawn edged with mature hedgerow. There is a patio area adjacent to the rear of the property, and a purpose built timber seating area complete with a functioning garden kitchen, both of which are ideal for entertaining. The large timber summerhouse is also included within the sale.

Garage 17' 3" x 9' 0" (5.25m x 2.74m)

The garage has an up and over door to the front elevation and a personnel door to the side. The garage is equipped with power, lighting and water supply for the washing machine. Access to the loft space is obtained from here.

Council Tax

The property is 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

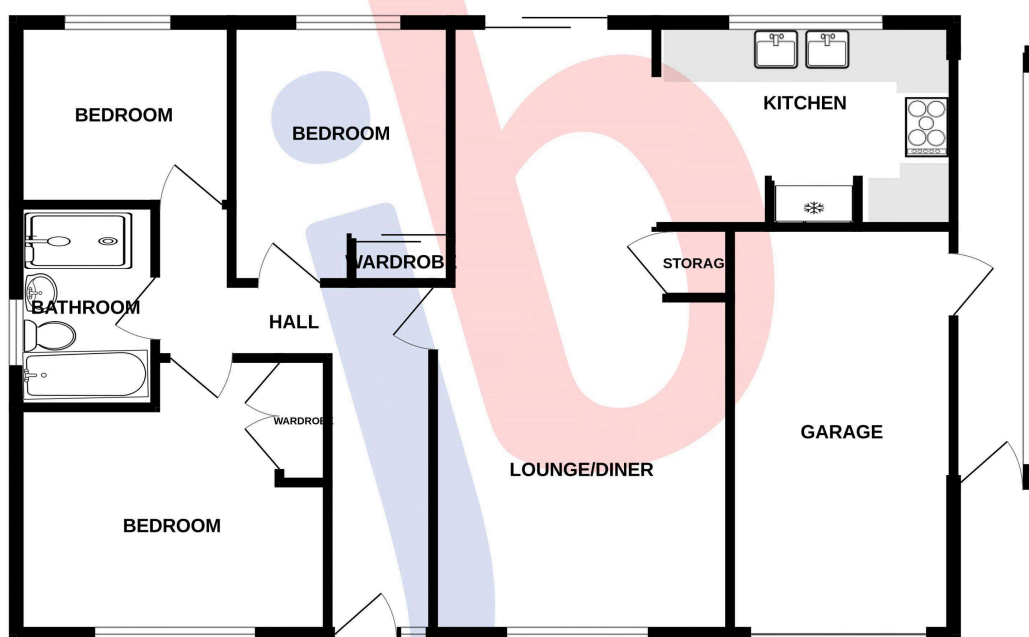
Possession/Tenure

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. 00007221 04 February 2025

GROUND FLOOR 985 sq.ft. (91.5 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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