

Hawton Road, Newark NG24 4QG

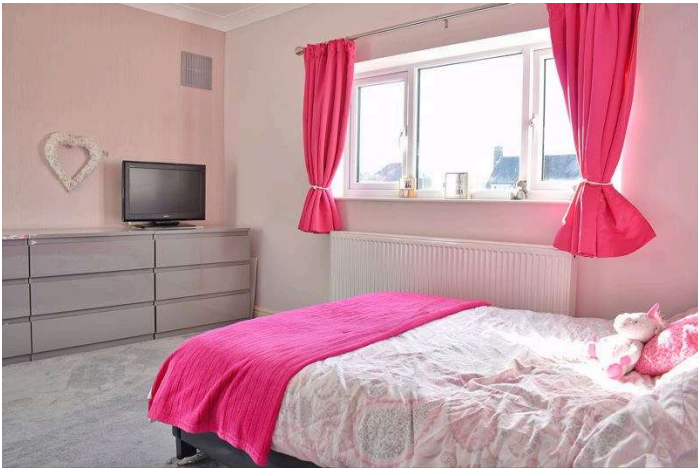


GUIDE PRICE: £500,000 - £525,000. ** NO CHAIN ** A very substantial and extended residence situated on a highly sought after residential road. The accommodation includes five double bedrooms, three reception rooms, a dining kitchen, utility room, ground floor shower room, first floor bathroom and en-suite. The property stands on an excellent sized plot with ample parking to the front, a garage and a large garden to the rear. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

Guide Price £500,000 to £525,000







Situation and Amenities

This delightful property is situated in a highly regarded location with the convenience of town centre amenities within walking distance. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has a dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the lounge and dining kitchen and has a ceramic tiled floor with underfloor heating, wall light points and a radiator.

Lounge 18' 0" x 13' 10" (5.48m x 4.21m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and side elevations. The focal point of the lounge is the fireplace with living flame gas fire inset. The room has both wall and ceiling light points, cornice to the ceiling and two radiators. From the lounge French doors lead through into the study.

Study 13' 11" x 7' 11" (4.24m x 2.41m)

Whilst currently utilised as a study, this room would serve equally well as a formal dining room as it has a further door leading through to the kitchen. The study has cornice to the ceiling, a ceiling light point and a radiator.

Dining Kitchen 24' 11" x 11' 10" (7.59m x 3.60m)

This fabulous sized dining kitchen is formed within the extended part of the home and has a window to the rear elevation enjoying views across the garden. As previously mentioned, doors lead from the hallway and study. There are also doors into the rear hallway and sitting room. The kitchen area is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, ceramic hob with extractor hood above and dishwasher. The American style fridge/freezer is also included within the sale. The dining kitchen has cornice to the ceiling, a ceramic tiled floor with underfloor heating in the kitchen area and recessed ceiling spotlights. Within the dining area are two ceiling light points and a radiator.

Sitting Room 13' 10" x 12' 9" (4.21m x 3.88m)

Once again formed within the extended part of the home, this nicely proportioned reception room has windows to the rear elevation and glazed French doors leading out to the patio and garden beyond. The sitting room has cornice to the ceiling, recessed ceiling spotlights and underfloor heating.

Rear Hallway

The rear hallway is accessed from the dining kitchen and has a half glazed door leading out to the side of the property. The hallway also provides access to the utility room and the ground floor shower room, has the same flooring (with underfloor heating) flowing through from the kitchen and recessed ceiling spotlights.

Utility Room 9' 4" x 8' 7" (2.84m x 2.61m)

The utility room has an opaque window to the side elevation and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and tumble dryer, and further space for an additional fridge/freezer. The utility room has a ceramic tiled floor and two ceiling light points. The central heating boiler is located here as is access to the roof space.

Ground Floor Shower Room 8' 8" x 7' 11" (2.64m x 2.41m)

This good sized and well appointed shower room has an opaque window to the side elevation and is fitted with a walk in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin on set and comprehensive storage beneath, and a WC. The shower room is complemented with a ceramic tiled floor (with underfloor heating) and mermaid board. The room also has cornice to the ceiling, recessed ceiling spotlights, an extractor fan and a heated towel rail.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing which has doors into all five double bedrooms and the family bathroom. The landing has recessed ceiling spotlights and two radiators. The airing cupboard and further access to the loft space are obtained from here.

Bedroom One 11' 11" x 10' 6" (3.63m x 3.20m) (excluding wardrobes and door recess)

An excellent sized double bedroom with a window to the rear elevation. The bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 8' 8" x 7' 0" (2.64m x 2.13m) (at widest points)

The well appointed en-suite is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite has part ceramic tiling to the walls, cornice to the ceiling,

recessed ceiling spotlights, a heated towel rail and an extractor fan.

Bedroom Two 13' 11" x 10' 7" (4.24m x 3.22m)

A further very good sized double bedroom having dual aspect windows to the front and side elevations. The bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 12' 5" x 11' 6" (3.78m x 3.50m) (at widest points, excluding wardrobes)

Also a superb sized double bedroom, having a window to the side elevation, a comprehensive suite of fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 11' 11" x 9' 7" (3.63m x 2.92m)

A double bedroom with two Velux skylight windows to the side elevation, a fitted wardrobe, cornice to the ceiling, a ceiling light point and a radiator. An adjoining door leads through to bedroom five.

Bedroom Five 11' 6" x 9' 9" (3.50m x 2.97m)

A double bedroom with a skylight window to the side elevation and a window to the rear overlooking the garden. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom 8' 2" x 7' 1" (2.49m x 2.16m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and ample storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

Outside

This delightful family home is situated on a very popular residential road and stands on an excellent sized plot. To the front is a large gravel driveway which provides off road parking for numerous vehicles, this continues down the side of the property to where there is gated access into the rear garden.

Garage 14' 0" x 9' 1" (4.26m x 2.77m)

The garage has an up and over door to the front elevation and two windows to the side. The garage is equipped with both power and lighting.

Rear Garden

The rear garden is a further particular feature of this home being of a fabulous size, fully enclosed and enjoying a high degree of privacy. There is a sizeable patio area adjacent to the rear of the house which is ideal for outdoor seating and entertaining. Located centrally within the garden is a raised deck and this provides an alternative space for sitting and entertaining. Located to the foot of the garden is a brick built outbuilding. The timber garden shed is included within the sale. The garden contains a vast array of mature shrubs, plants and trees.

Council Tax

The property is currently in Band E.

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

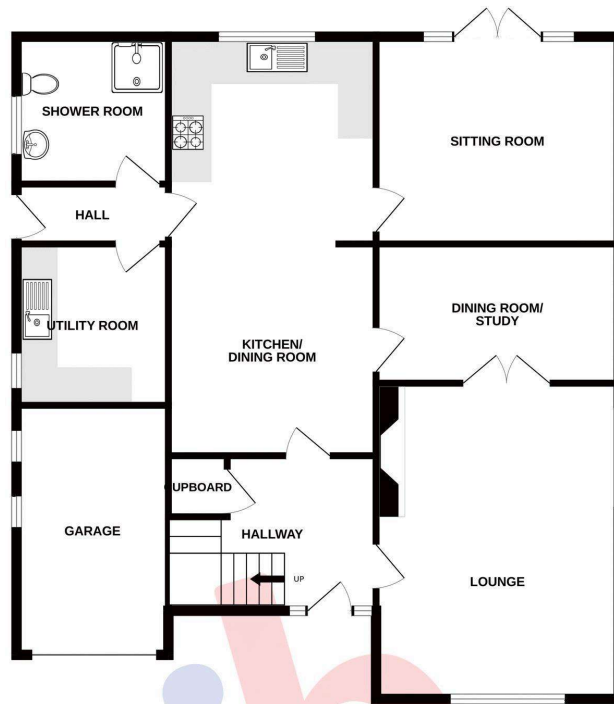
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

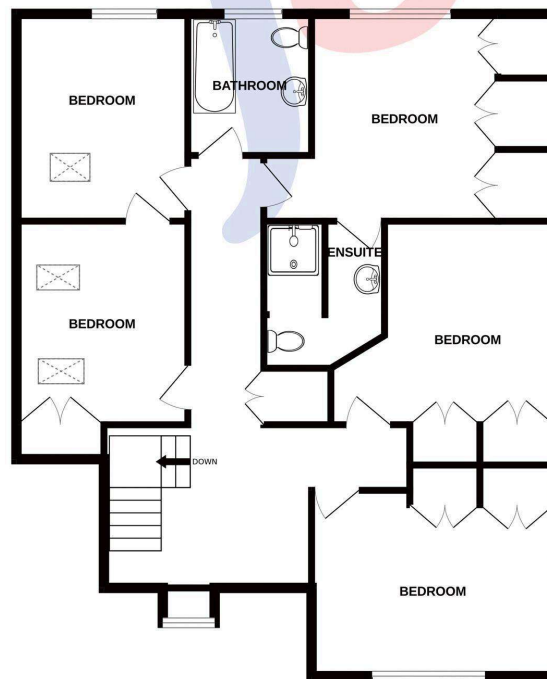
Services/Referral Fees

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. 00007267 31 March 2025

GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.6 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.
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