

## Tobry, Beacon Hill Road, Newark



This stunning individually built and substantial detached home stands in a prominent position in a sought after residential location. The property has four excellent sized bedrooms, lounge/diner, large study, cloakroom, utility, first floor bathroom and en-suite. The property is beautifully presented throughout and early viewing is strongly recommended to appreciate this truly wonderful home. Double glazing and gas central heating are installed.

**£400,000**













## 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 hall, Morrisons, Asda, Aldi and Waitrose. Newark also benefits from sports and leisure facilities, together with Newark Golf Club at Coddington. 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:

### Reception Hallway

The welcoming reception hallway has a dogleg staircase rising to the first floor and doors providing access to the cloakroom, study, lounge/diner and kitchen. The hallway has cornice to the ceiling, recessed ceiling spotlights and a radiator.

### Ground Floor Cloakroom 8' 2" x 3' 11" (2.49m x 1.19m)

This well appointed cloakroom has an opaque window to the side elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has part ceramic tiling to the walls, cornice to the ceiling, recessed ceiling

spotlights and a radiator.

**Study 11' 3" x 8' 3" (3.43m x 2.51m) (excluding bay window)**

This superb sized study or home office would serve equally well as an additional sitting room if required, and has a square bay window to the front elevation overlooking the driveway. The room also has cornice to the ceiling, a ceiling light point and a radiator.

**Lounge 16' 3" x 10' 6" (4.95m x 3.20m)**

This beautifully presented room is open plan through to the dining area and has a square bay window to the front elevation. The focal point of the lounge area is the contemporary fireplace which is inset. The room also has cornice to the ceiling, both wall and ceiling light points and a radiator.

**Dining Area 9' 4" x 8' 8" (2.84m x 2.64m)**

The dining area, as previously mentioned, is open plan through to the lounge. There is a window to the side elevation and French doors leading out to the patio area and garden beyond. The dining area has cornice to the ceiling, a ceiling light point and a radiator.

**Kitchen 12' 9" x 9' 4" (3.88m x 2.84m)**

Having a window to the rear elevation and a half glazed door providing access to the garden. A further door leads into the utility room. The kitchen is fitted with an excellent range of contemporary base and wall units with wooden work surfaces and tiled splash backs, together with full height storage cupboards. There is a Blanco ceramic sink, and integrated appliances include a five burner gas hob with extractor hood above, an eye level oven, microwave and warming drawer, fridge, freezer and dishwasher. The kitchen has cornice to the ceiling, recessed ceiling spotlights and a radiator.

**Utility Room**

The utility room is situated beneath the staircase and provides an excellent storage facility. Within the utility is space and plumbing for a washing machine. The room has a ceramic tiled floor and a ceiling light point.

**First Floor Landing**

The dogleg staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into all four double bedrooms and the family bathroom. The landing has a useful storage cupboard, cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

**Bedroom One 12' 11" x 11' 9" (3.93m x 3.58m)**

A delightful master bedroom with a window to the front elevation, a ceiling light point and a radiator. A door leads into the en-suite shower room.

**En-suite Shower Room**

The en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, contemporary vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with ceramic floor and wall tiling together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

**Bedroom Two 15' 8" x 11' 5" (4.77m x 3.48m) (at widest points)**

This fabulous sized second bedroom has dual aspect windows to the front and side elevations, a ceiling light point and a radiator.

**Bedroom Three 11' 3" x 9' 5" (3.43m x 2.87m) (including door recess)**

A double bedroom with a window to the rear elevation overlooking the garden and Conservation Area beyond. The bedroom has a ceiling light point and a radiator.

**Bedroom Four 9' 6" x 8' 2" (2.89m x 2.49m)**

Bedroom four is also a double and has a window to the rear elevation once again overlooking the garden and Conservation Area beyond. The bedroom is currently utilised as a dressing room and has a ceiling light point and a radiator.

**Family Bathroom 6' 8" x 6' 0" (2.03m x 1.83m)**

This well appointed bathroom has an opaque window the rear and is fitted with a corner bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic tiled walls and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

**Outside**

This family home stands on a delightful elevated plot and is accessed via wrought iron gates which lead onto a substantial gravel driveway providing off road parking for numerous vehicles. There is an Indian sandstone footpath leading to the front door and this in turn sweeps down the side of the property to the rear garden where it forms a large patio area adjacent to the house which is an ideal space for outdoor seating and entertaining.

**Rear Garden**

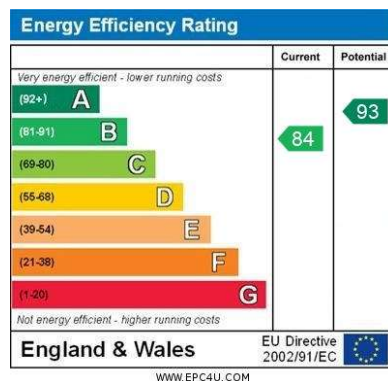
The rear garden is fully enclosed and has been tastefully landscaped. The garden comprises a well maintained lawn edged with borders containing a variety of mature shrubs, plants and trees. There are also a number of well stocked raised beds.

## Drainage

Drainage is via a septic tank.

## 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.

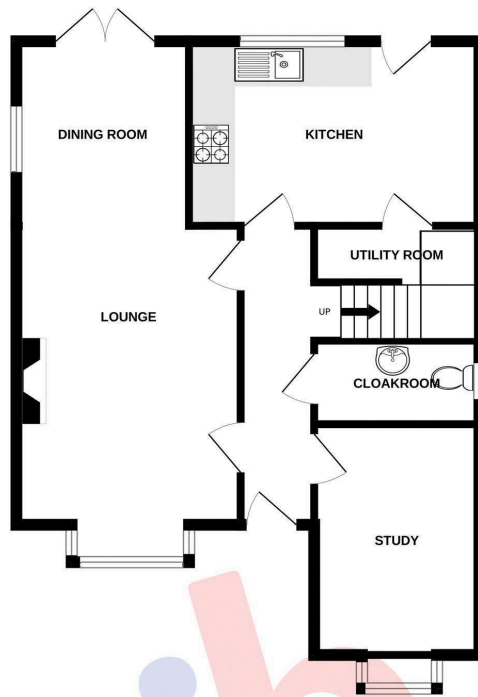
## Services/Referral Fees

Please note that we can 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. 00007285 01 April 2025

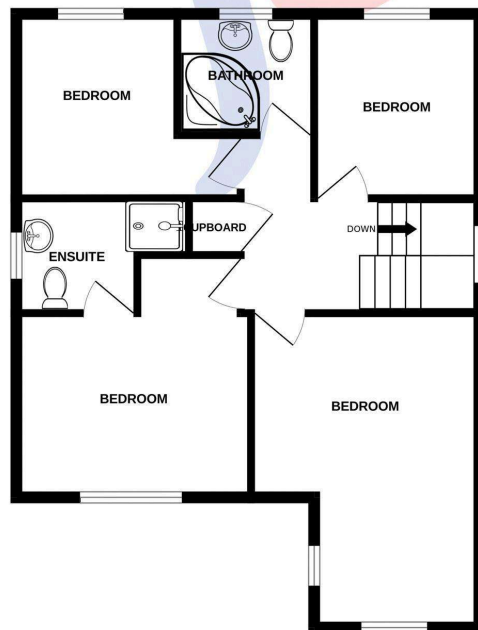




GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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