

## Farndon Road, Newark NG24 4SQ



A deceptively spacious semi detached family home which is full of character and located a short distance from the town centre. The accommodation comprises four double bedrooms, two reception rooms, kitchen, cloakroom, bathroom and en-suite. The property has off road parking and gardens to the side and rear. Early viewing is essential.

**£250,000**













### **Situation and Amenities**

The property is situated a short distance from Newark town centre. 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. 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 doors providing access to the cloakroom, lounge, dining room and kitchen. The hallway has wooden flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### **Ground Floor Cloakroom**

The cloakroom is situated beneath the staircase and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. The room has a ceiling light point and the same flooring that flows through from the hallway.



**Dining Room 12' 9" x 12' 0" (3.88m x 3.65m) (excluding bay window)**

This excellent sized and well proportioned reception room is full of character and charm and has a bay window to the front elevation. The focal point is the open fireplace (not tested by the agent). The dining room has cornice to the ceiling, stripped wooden floorboards, a ceiling light point and a vertical radiator.

**Lounge 16' 7" x 10' 9" (5.05m x 3.27m)**

This large reception room has French doors providing access out to the garden and enjoying views towards the River Devon and Sconce Park. The lounge has a fireplace with log burning stove inset, wooden flooring, cornice to the ceiling, a ceiling light point and a radiator.

**Kitchen 12' 4" x 7' 10" (3.76m x 2.39m)**

The kitchen has dual aspect windows to the rear and side elevations, and a stable door to the rear leading out into the garden. The kitchen is fitted with an excellent range of base and wall units complemented with solid wood work surfaces and tiled splash backs. There is a twin ceramic sink, and integrated appliances include an eye level double oven, microwave, ceramic hob with extractor hood above, dishwasher, coffee machine and full height fridge. The kitchen has a feature exposed brick wall, recessed ceiling spotlights, wooden flooring and a vertical radiator.

**First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has doors into three bedrooms and the family bathroom. From the first floor landing the staircase continues to the second floor attic/master bedroom.

**Bedroom Two 12' 9" x 12' 1" (3.88m x 3.68m)**

A very good sized double bedroom with a window to the front elevation, an ornamental fireplace (non working), a ceiling light point and a radiator.

**Bedroom Three 12' 8" x 10' 10" (3.86m x 3.30m)**

A further great sized double bedroom having a window to the rear elevation enjoying the same views as that from the lounge across the River Devon and Sconce Park. The bedroom has an ornamental fireplace (non working) and to one side of the chimney breast is a fitted storage cupboard. There is a ceiling light point and a radiator.

**Bedroom Four 12' 4" x 7' 11" (3.76m x 2.41m)**

A double bedroom with dual aspect windows to the rear and side elevations, wood laminate flooring, wall light points and a radiator. This bedroom is currently utilised as a home office/study.

**Bathroom 5' 11" x 5' 1" (1.80m x 1.55m)**

The bathroom has an opaque window to the front and is fitted with a white suite comprising a 'P' shaped bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a radiator.

**Master Bedroom 14' 5" x 10' 4" (4.39m x 3.15m)**

This excellent sized double bedroom has two Velux windows to the rear elevation, built-in wardrobes to one side and further storage space located within the eaves. The bedroom also has a ceiling light/fan and a radiator. A door leads into the en-suite shower room.

**En-suite Shower Room**

The en-suite is fitted with a walk-in shower cubicle with multi-jet shower, pedestal wash hand basin and WC. There is a built-in storage cupboard, an extractor fan, a ceiling light point and a heated towel rail.

**Outside**

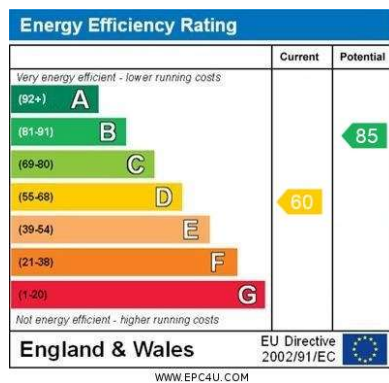
A footpath leads to the front door and gated access to the side leads onto the driveway and hard standing which provides off road parking for numerous vehicles. The gardens to this home are located to the side and rear. The side garden is laid primarily to lawn and has a decked area ideal for outdoor seating and entertaining. The garden to the rear is once again laid to lawn and edged with borders containing a number of mature shrubs and plants. There is a patio area adjacent to the French doors from the lounge and this also provides an outdoor seating and entertaining space. Situated at the bottom of the garden beneath a pergola is a brick built pizza oven. There are terrific views from the rear garden.

**Garage 17' 3" x 10' 5" (5.25m x 3.17m)**

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 has plumbing for a washing machine.

**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. 00007238 11 April 2025

