

Staunton Road, Newark NG24 4EZ



GUIDE PRICE £170,000 to £180,000. An immaculately presented and considerably refurbished three bedroom semi-detached home situated in this popular residential area and available for purchase with NO CHAIN. In addition to the three bedrooms, the property has an excellent sized lounge/diner, a modern galley kitchen, well appointed ground floor bathroom and first floor WC. The property has ample off road parking and gardens to the front and rear. Double glazing and gas central heating are installed.

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Situation and Amenities

Newark has excellent shopping facilities 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. Newark North Gate station has train times to London Kings Cross from just over an hour.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a window to the side elevation, the staircase rising to the first floor, and doors providing access to the lounge/diner and the bathroom. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge/Diner 18' 7" x 11' 11" (5.66m x 3.63m) (at widest points)

This large 'L' shaped reception room has two windows to the front elevation and a door opening that leads through to the galley kitchen. The focal point of the room is the feature chimney breast with contemporary electric fire on set, and bespoke storage cupboards and bookshelves either side. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture and has the same flooring that flows through from the hallway, two ceiling light points and a radiator.

Kitchen 14' 11" x 5' 9" (4.54m x 1.75m)

The kitchen has a window to the rear elevation and a half glazed door providing access to the garden. The kitchen is fitted with a range of contemporary base and wall units with complementing work surfaces and matching splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above and space and plumbing for a slimline dishwasher. In addition there is space for a vertical fridge/freezer. The kitchen is complemented with the same flooring that flows through from the lounge/diner, and has a combination of pelmet lighting and a ceiling light point, and a radiator. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

Bathroom 7' 2" x 6' 8" (2.18m x 2.03m)

The well appointed bathroom has an opaque window to the rear and serves as a multi-functional room having space and plumbing for a washing machine. The bathroom is fitted with a corner bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has a series of fitted storage cupboards and is further enhanced with contemporary floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the WC. The landing has light wood laminate flooring and a ceiling light point. Access to the loft space is obtained from the landing.

Bedroom One 12' 9" x 7' 9" (3.88m x 2.36m) (excluding wardrobes)

An excellent sized double bedroom with a window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes with sliding mirror doors, located at one end of the wardrobe and sited above the staircase is a cupboard housing the central heating boiler. The room has light wood laminate flooring, a ceiling light point and a radiator.

Bedroom Two 18' 1" x 7' 10" (5.51m x 2.39m)

An extraordinarily large double bedroom with dual aspect windows to the front and rear elevations. The bedroom has a fitted wardrobe, light wood laminate flooring, two ceiling light points and a radiator.

Bedroom Three 9' 2" x 6' 11" (2.79m x 2.11m) (plus door recess)

A very good sized third bedroom having a window to the rear elevation, light wood laminate flooring, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

First Floor WC

This room has a high level window to the rear elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. This well appointed room has the same flooring that flows throughout the first floor, a feature timber panelled wall, a ceiling light point and a radiator.

Outside

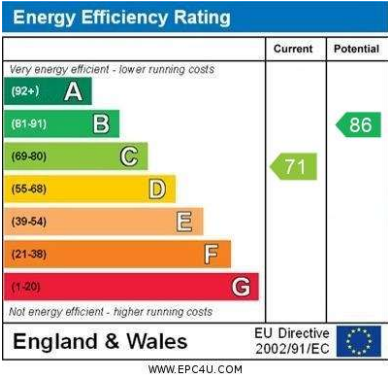
This family home stands on an excellent sized plot and is accessed via double wooden gates to the front which lead onto the driveway providing off road parking for numerous vehicles or hard standing for a caravan. The front garden is laid primarily to lawn and contains raised borders and a monkey puzzle tree. There is gated access down the side to the rear garden.

Rear Garden

The rear garden is fully enclosed and has been laid to patio to provide an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band A.



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.

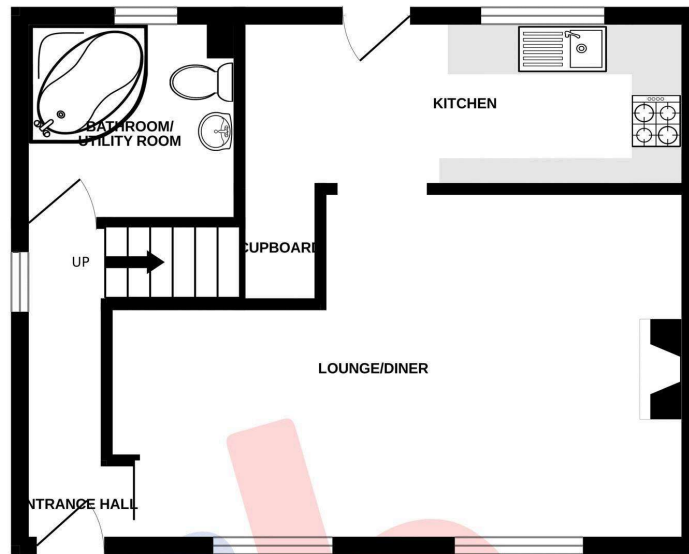
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

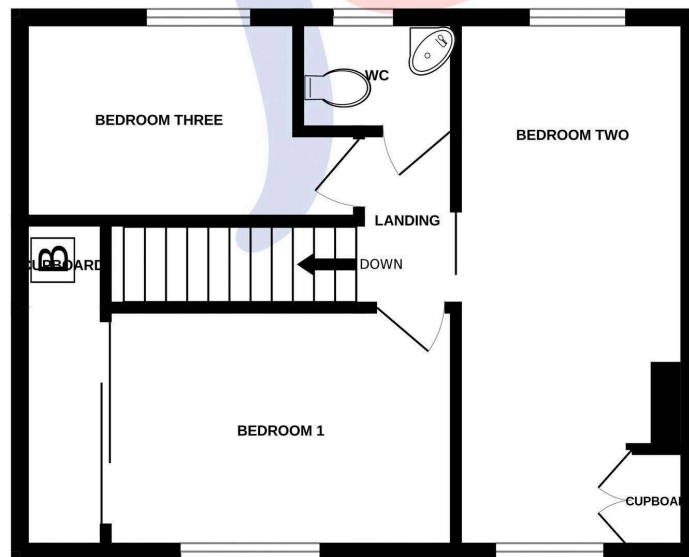
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007307 27 May 2025



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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