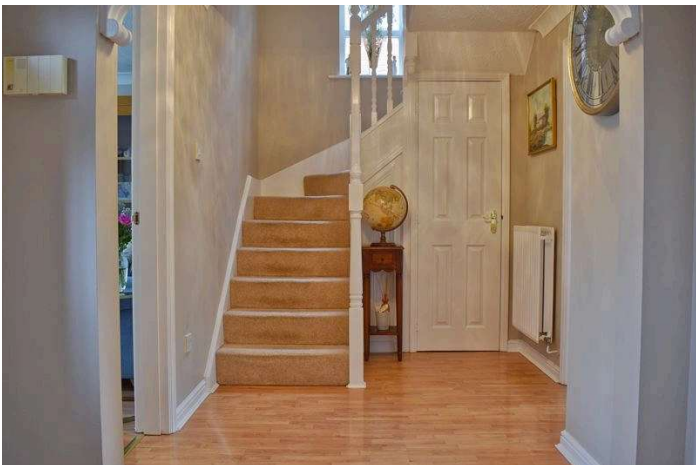


Newbury Road, Newark NG24 2GA



A four bedroom detached family home presented in show home condition and situated in this highly sought after location. In addition to the four double bedrooms, there are two reception rooms, a cloakroom, kitchen, utility, first floor bathroom and en-suite. The property has beautiful landscaped gardens to the front and rear, off road parking and a double garage. Double glazing and gas central heating are installed. Early viewing is essential.

£375,000







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 spacious and welcoming 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 cloakroom, kitchen, dining room and lounge. The hallway is complemented with a feature arch and also has cornice to the ceiling, wood laminate flooring, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. There is a ceramic tiled floor, a ceiling light point and a radiator.

Kitchen 10' 8" x 9' 7" (3.25m x 2.92m)

The kitchen has a window to the rear elevation overlooking the delightful garden, and is fitted with an excellent range of base and wall units, including display cabinet, complemented with roll top work surfaces and tiled splash backs. There is a sink, and integrated appliances include a microwave and dishwasher. The free standing range cooker with gas hob and electric fan ovens, together with the extractor canopy are also included within the sale. The kitchen is of sufficient size to accommodate a small dining table and has a ceramic tiled floor and a ceiling light point. From the kitchen an archway leads through to the utility room.

Utility Room 8' 2" x 4' 5" (2.49m x 1.35m)

The utility room has a half glazed door leading out to the garden and is fitted with base units with roll top work surfaces and tiled splash backs to match those of the kitchen. The room has a sink, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The utility room has the same flooring that flows through from the kitchen, together with a ceiling light point, an extractor fan and a radiator.

Lounge 14' 2" x 11' 7" (4.31m x 3.53m) (excluding bay window)

This superb reception room has a bay window to the front elevation and a further window to the side making it particularly bright and airy. The focal point of the lounge is the fireplace with log burning stove inset and sat on a marble effect hearth. The lounge has the same flooring as that of the hallway, cornice to the ceiling, wall light points and two radiators.

Dining Room 9' 5" x 9' 4" (2.87m x 2.84m)

Once again a nicely proportioned reception room, having windows and glazed French doors to the rear, the doors providing access out to the deck and garden beyond. The dining room has the same flooring that flows through from the hallway, cornice to the ceiling, a ceiling light point and a radiator.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing where there is a feature window at the half landing to the side elevation. This spacious landing has doors into all four double bedrooms and the family bathroom, and a ceiling light point. Access to the roof space and the airing cupboard are located on the landing.

Bedroom One 14' 5" x 11' 8" (4.39m x 3.55m)

This fabulous master bedroom has two windows to the front elevation, three fitted double wardrobes, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room 10' 6" x 4' 4" (3.20m x 1.32m)

This very well appointed en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head power shower, pedestal wash hand basin and WC. The room is complemented with a ceramic tiled floor, part ceramic tiling to the walls and mermaid board around the shower enclosure. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Two 9' 9" x 8' 11" (2.97m x 2.72m) (plus door recess)

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

Bedroom Three 8' 8" x 7' 10" (2.64m x 2.39m) (plus door recess)

A double bedroom with a window to the rear elevation, a fitted double wardrobe, a ceiling light point and a radiator.

Bedroom Four 8' 3" x 7' 6" (2.51m x 2.28m)

Bedroom four is also a double and has a window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

Family Bathroom 7' 9" x 6' 6" (2.36m x 1.98m)

This beautifully appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising a bath with power shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is enhanced with ceramic tiling to the walls and floor, and also has a shaver socket, an extractor fan, a ceiling light point and a heated towel rail.

Outside

This family home stands on a larger than usual plot and to the front is a beautifully maintained lawned garden edged with borders containing a variety of mature shrubs and plants. The hammerhead driveway provides off road parking for a number of vehicles and in turn leads to the double garage. There is gated access around the side to the rear garden.

Rear Garden

The west facing rear garden is a further particular feature of this home, it is fully enclosed and beautifully landscaped. The garden comprises a decked area which provides a wonderful outdoor seating and entertaining space, a well maintained shaped lawn and a number of beds containing a variety of mature shrubs and plants. There is a further decked area located at the foot of the garden. The timber summerhouse is included within the sale.

Double Garage 18' 4" x 17' 9" (5.58m x 5.41m)

The garage has twin up and over doors to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

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.

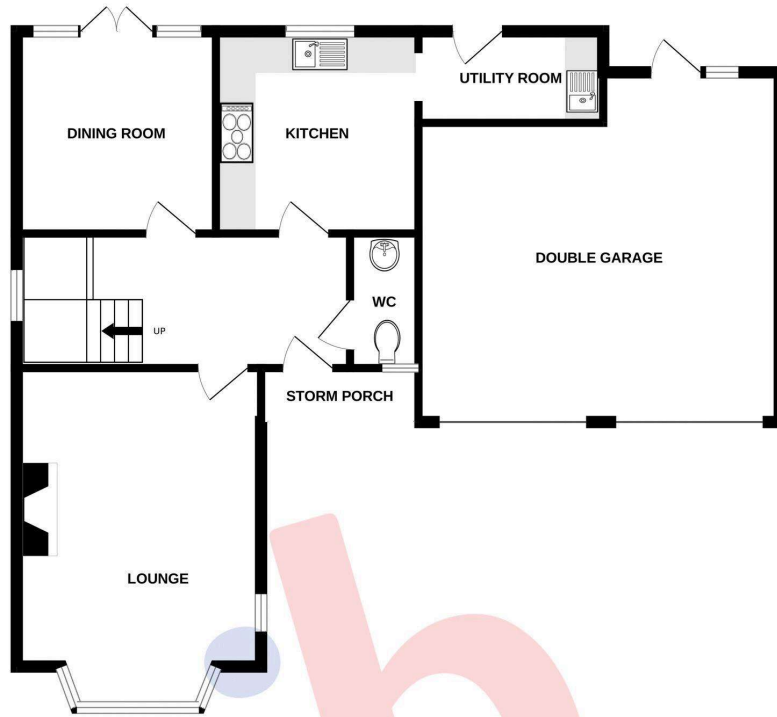
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

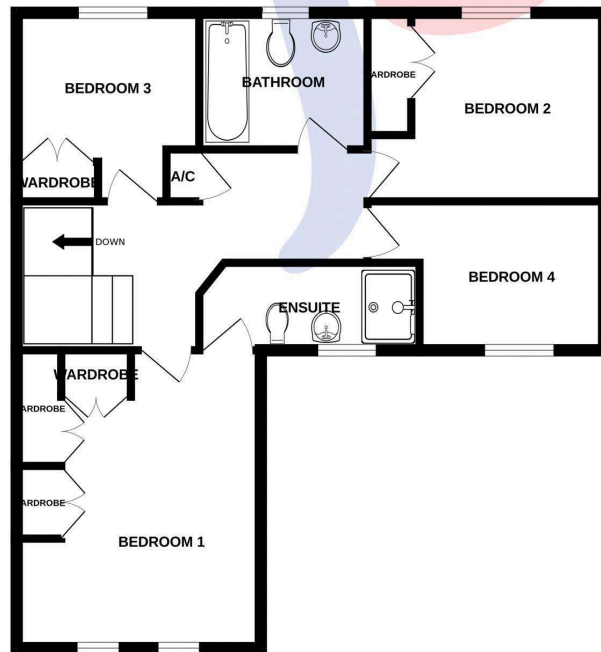
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007322 25 April 2025



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.5 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.
Made with Metropix ©2025