

Bancroft Road, Newark NG24 1SF

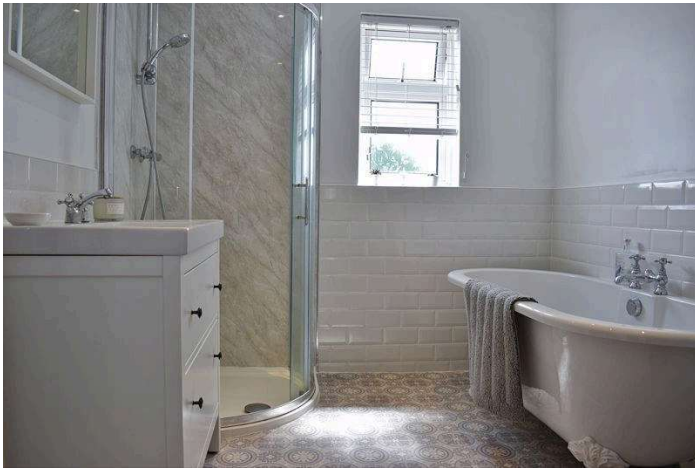


A beautifully presented three bedroom semi detached family home situated on this highly sought after residential road. This property has been extensively refurbished by the present owners and in addition to the three bedrooms, has a lounge, open plan dining kitchen and a superbly appointed first floor bathroom. The property has ample off road parking, a detached garage and a SOUTH FACING REAR GARDEN. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

£240,000







Situation and Amenities

The property is situated on a highly sought after residential road a short distance from the town centre. 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:

Entrance Hallway

The entrance hallway has an opaque window to the front elevation, the staircase rising to the first floor, and doors providing access to the lounge and dining kitchen. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 12' 4" x 10' 11" (3.76m x 3.32m)

This excellent sized and well proportioned reception room has a bay window to the front elevation with bespoke fitted blinds, a feature fireplace (non working), cornice to the ceiling, a ceiling light point and a radiator. The lounge is further complemented with the same flooring that flows through from the hallway. French doors provide access through to the dining kitchen.

Dining Kitchen 18' 7" x 11' 7" (5.66m x 3.53m)

This fabulous room is the heart of the home, it has a window to the side elevation and sliding patio doors to the rear leading into the garden. The kitchen area is fitted with an excellent range of base and wall units, complemented with solid wood work surfaces and metro tiled splash backs. There is a ceramic sink, and an integrated oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. Also incorporated within the kitchen is a central island which proves yet further storage together with an integrated breakfast bar. The dining kitchen is of sufficient size to comfortably accommodate a dining table, has the same wood laminate flooring, recessed ceiling spotlights and a radiator. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard which has an opaque window to the side elevation.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has an opaque window to the side elevation and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and also provides access to the loft space.

Bedroom One 12' 10" x 10' 7" (3.91m x 3.22m)

An excellent sized double bedroom with a bay window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

Bedroom Two 11' 7" x 9' 0" (3.53m x 2.74m)

A further double bedroom having a window to the rear elevation with bespoke fitted blind, a ceiling light point and a radiator.

Bedroom Three/Study 6' 8" x 5' 11" (2.03m x 1.80m)

This single bedroom is currently utilised as a home office/study and has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

Bathroom 8' 5" x 7' 6" (2.56m x 2.28m)

This beautifully appointed bathroom has an opaque window to the rear with bespoke blind, and is fitted with a white suite comprising a roll top bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a separate walk-in shower cubicle with mains shower and curved shower screen. The bathroom is further enhanced with part ceramic tiling to the walls and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

To the front of the property is a hard landscaped garden, adjacent to which is the driveway providing off road parking for numerous vehicles. This in turn leads down to the detached garage. Gated access leads into the rear garden.

Detached Garage 15' 5" x 8' 0" (4.70m x 2.44m)

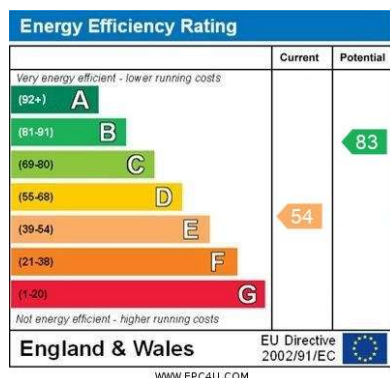
The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

This excellent sized south facing rear garden is fully enclosed, laid primarily to lawn and contains a number of mature shrubs, plants and trees. Situated adjacent to the rear of the property is an Indian sandstone patio which provides an ideal outdoor seating and entertaining area.

Council Tax

The property is in Band B.

**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

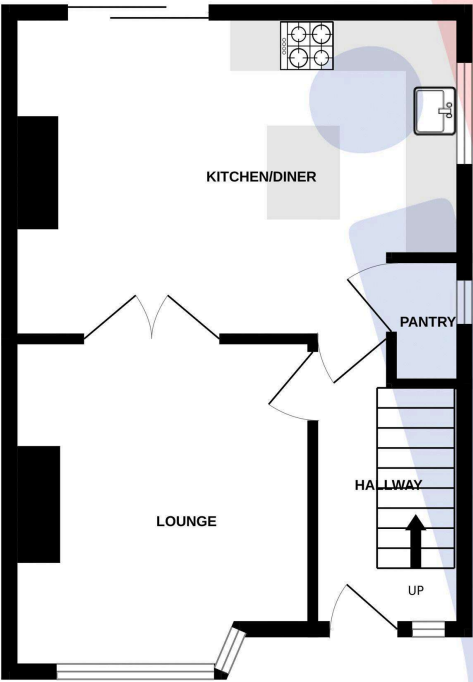
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

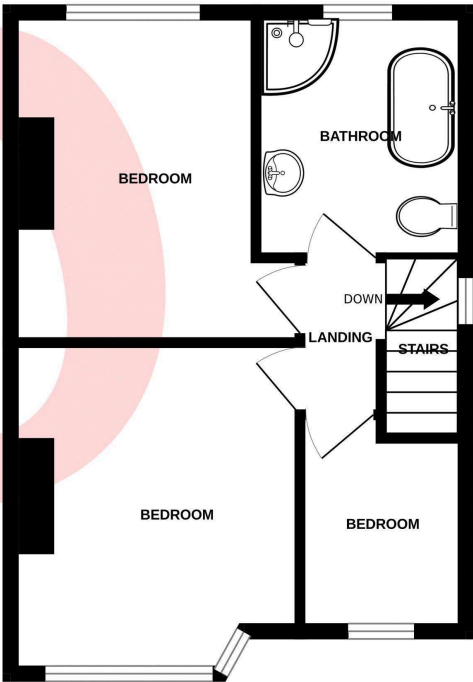
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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