

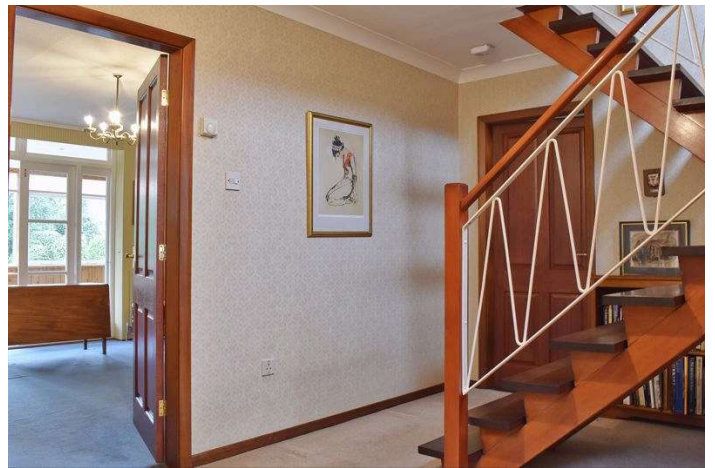
Valley Prospect, Newark NG24 4QH

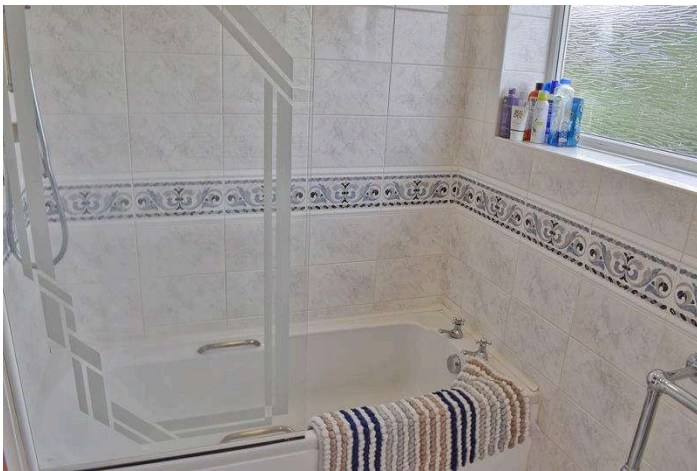


A very substantial residence with flexible accommodation that would meet the needs of many different family requirements. The property stands on an excellent sized plot and in summary has three/four bedrooms, three/four reception rooms, a large utility, sun room, bathroom and shower room. There is a large double garage with a separate one bedroom annexe above. The property would benefit from some updating but represents excellent value for money. NO CHAIN.

Offers Over £425,000









Situation and Amenities

The property is situated on a highly sought after residential road a short distance from local amenities. 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 impressive solid wood French doors with glass bricks either side, these lead into:

Reception Hallway

The reception hallway has cornice to the ceiling, both wall and ceiling light points and a radiator. From the reception hallway an archway leads through to an inner hallway and wooden French doors lead into the sitting room.

Sitting Room 20' 9" x 14' 7" (6.32m x 4.44m) (at widest points)

This fabulous sized reception room has a window to the front elevation. The focal point of the sitting room is the fireplace (non working). The room also has cornice to the ceiling, wall light points and a radiator.

Inner Hallway

The inner hallway has a window to the side elevation and the open tread solid wood staircase leading to the first floor. From here access is gained into the cloakroom/shower room, two access points to the lounge, the dining room and the kitchen. The inner hallway has cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 15' 0" x 14' 9" (4.57m x 4.49m)

This reception room has dual aspect windows to the front and rear elevations, an ornamental fireplace (non working), cornice to the ceiling, a ceiling light point and a radiator. Whilst it would serve equally well as a formal dining room, the room could provide a large ground floor bedroom with shower room adjacent, if required.

Ground Floor Cloakroom/Shower Room

The cloakroom/shower room has an opaque window to the front elevation and is designed as a wet room with an electric shower, pedestal wash hand basin and WC. The room has a ceramic tiled floor with underfloor heating, ceramic tiled walls, recessed ceiling spotlights and an extractor fan.

Lounge 24' 9" x 17' 10" (7.54m x 5.43m) (at widest points)

This extraordinarily large reception room has two access points from the hallway, a large picture window looking back into the sun room and glazed French doors leading into the sun room. There is a serving hatch to the kitchen. The lounge has a stone fireplace with gas fire inset, cornice to the ceiling, both wall and ceiling light points and three radiators.

Sun Room 25' 10" x 9' 11" (7.87m x 3.02m)

The sun room is of timber construction and has dual aspect windows to the rear and side elevations. A half glazed door provides access to the garden. There is a ceramic tiled floor and recessed ceiling spotlights. A large opening leads through to the study area.

Study Area 15' 5" x 9' 3" (4.70m x 2.82m) (narrowing to 7'2")

This useful and versatile space would serve very well as a study area or play room and has a window to the rear elevation, the same flooring as the sun room and recessed ceiling spotlights. Accessed from here is the store.

Store 12' 2" x 6' 3" (3.71m x 1.90m) (at widest points)

The store has recessed ceiling spotlights.

Kitchen 12' 10" x 9' 10" (3.91m x 2.99m)

The kitchen has a window to the rear elevation and is fitted with a range of base and wall units complemented with solid wood square edge work surfaces and tiled splash backs. There is a sink, and integrated appliances include an oven with induction hob and extractor hood above, dishwasher and larder fridge. The kitchen has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights and a radiator. A half glazed door leads into the utility area.

Utility Area 13' 8" x 12' 1" (4.16m x 3.68m) (plus door recess)

The utility area has a window to the rear elevation and a half glazed door leading out into the garden. A further door provides access to the front of the property. Located within the utility area are two useful outbuildings, one of which houses the central heating boiler for the principal house. A door leads into the double garage. The utility area itself has a Belfast sink, a range of storage cupboards and space and plumbing for both a washing machine and a tumble dryer.

First Floor Landing

The staircase rises from the inner hallway to the first floor landing which has a window to the front elevation and doors into three bedrooms, the WC and the bathroom. The landing has both wall and ceiling light points, cornice to the ceiling and a radiator. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 17' 10" x 13' 6" (5.43m x 4.11m) (including wardrobes)

A very large double bedroom with a window to the rear elevation and a comprehensive range of fitted bedroom furniture including four wardrobes and chest of drawers. The bedroom also has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 11' 3" x 10' 11" (3.43m x 3.32m) (plus door recess)

A further excellent sized double bedroom with a window to the rear elevation, a large fitted wardrobe, a storage box sited beneath the window, a ceiling light point and a radiator.

Bedroom Three 11' 9" x 10' 0" (3.58m x 3.05m)

A further double bedroom with a window to the rear elevation, a useful walk-in storage cupboard, a built-in storage box beneath the window, a ceiling light point and a radiator.

Separate WC

This room has an opaque window to the front and is fitted with a WC. There is a ceramic tiled floor, part ceramic tiling to the walls, cornice to the ceiling and recessed ceiling spotlights.

Bathroom 8' 0" x 5' 5" (2.44m x 1.65m)

The bathroom has a high level opaque window to the front and is fitted with a white suite comprising bath with mains shower above and pedestal wash hand basin. The bathroom has ceramic floor and wall tiling, recessed ceiling spotlights, a wall mounted heater and a heated towel rail.

Double Garage 25' 3" x 16' 0" (7.69m x 4.87m)

The garage has wooden doors to the front elevation, two windows to the rear, a window to the side and a personnel door into the utility area. The garage is equipped with both power and lighting. The central heating boiler for the annexe above is located here.

Annexe Introduction

The one bedroom annexe is accessed via an external staircase to the side elevation of the double garage. This leads to the first floor where the entrance to the annexe is obtained. The front door leads into:

Annexe Entrance Hallway

This small entrance hallway has wood laminate flooring, a ceiling light point and a radiator. The airing cupboard is located here. The hallway provides access to the lounge, the kitchen and bedroom.

Annexe Lounge 15' 3" x 9' 6" (4.64m x 2.89m) (plus door recess)

A nicely proportioned reception room with a window to the rear elevation overlooking the garden to the main residence. The focal point of the lounge is the fireplace with living flame gas fire inset (believed to be not connected). The room has cornice to the ceiling, wood laminate flooring, a ceiling light point and a radiator.

Annexe Kitchen 8' 4" x 8' 0" (2.54m x 2.44m)

The kitchen has a window to the side elevation and is fitted with base and wall units, including display cabinet, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob, and an integrated larder fridge. The kitchen has a ceramic tiled floor, a ceiling light point and a radiator.

Annexe Bedroom 11' 5" x 9' 10" (3.48m x 2.99m)

This double bedroom has a window to the front elevation, a fitted double wardrobe, laminate flooring, a ceiling light point and a radiator. A door leads into the bathroom.

Annexe Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

The bathroom has an opaque window to the front elevation and two opaque windows to the side. Fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has a useful fitted storage cupboard, a ceramic tiled floor, part ceramic tiling to the walls, a ceiling light point and a heated towel rail.

Outside

This very unique property stands on a sizeable plot and has a large horseshoe driveway to the front which provides ample off road parking and in turn leads to the front door and garage. The central island within the driveway contains a vast array of mature shrubs, plants and trees.

Storage Shed 10' 9" x 5' 1" (3.27m x 1.55m) (at widest points)

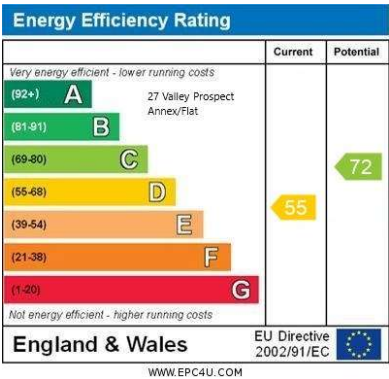
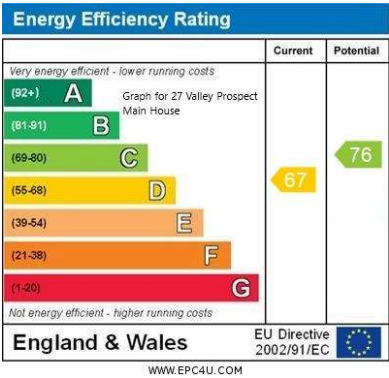
Situated adjacent to the double garage on the south east elevation is a useful storage shed.

Rear Garden

This fabulous sized and south west facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden comprises two distinctive lawned areas edged with well stocked borders and a number of raised beds containing a vast array of mature shrubs, plants and trees. Located to the rear and one side is a small orchard with a number of fruit trees. There is a sizeable patio area and this provides an ideal seating and entertaining space. The greenhouse is included within the sale.

Council Tax

The main house is in Band E. The annexe 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

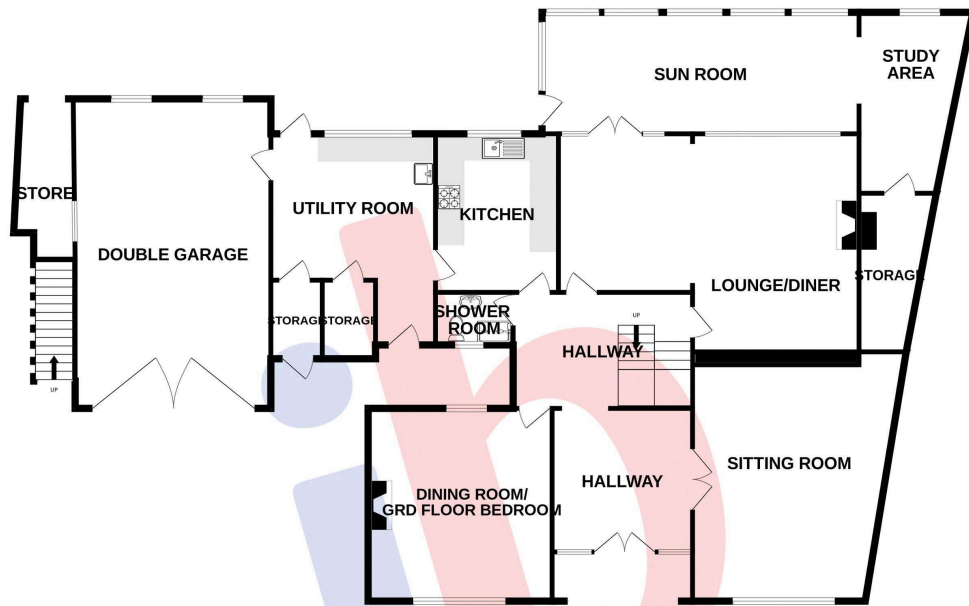
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

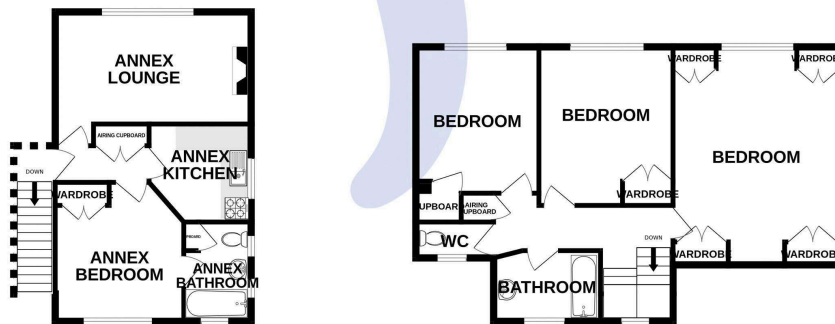
Services/Referral Fees

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. 00007391 27 August 2025

GROUND FLOOR
2552 sq.ft. (237.1 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 3665 sq.ft. (340.5 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.

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