

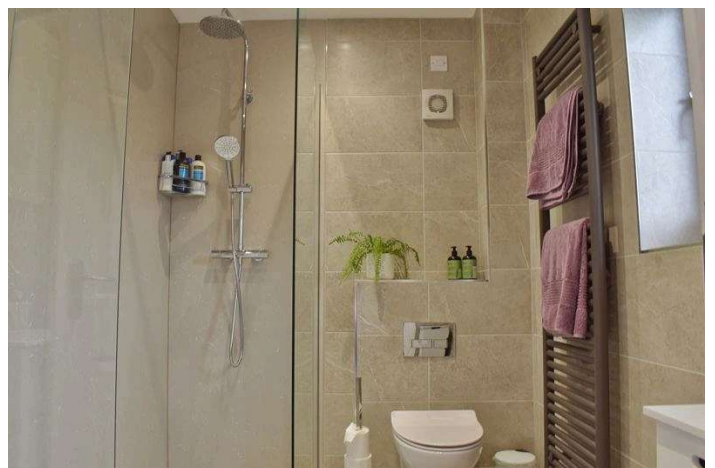
The Osiers, Newark NG24 4TP

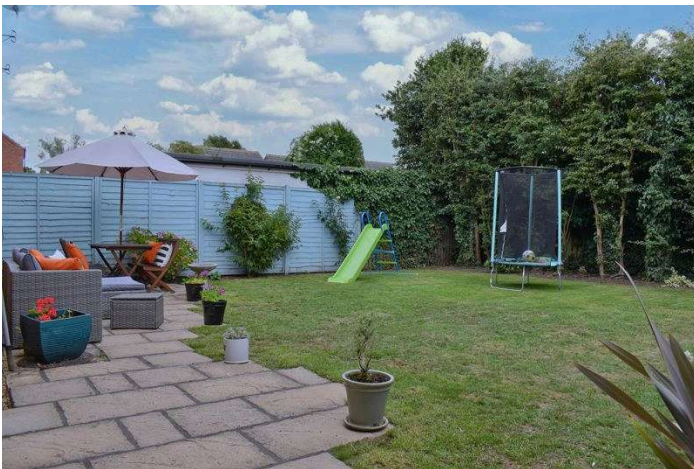


GUIDE PRICE £300,000 to £325,000. A beautifully presented four bedroom detached family home that has been extensively updated by the present owners and situated in a popular residential area. In addition to the four bedrooms, there are two reception rooms, an open plan dining kitchen, cloakroom, first floor bathroom and en-suite. The property has off road parking and an integral garage. Early viewing is absolutely essential.

Guide Price £300,000 to £325,000







Situation and 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 the town include an 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:

Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is sited the cloakroom. The hallway provides access to the kitchen and lounge, and has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has the same wood laminate flooring flowing through from the hallway, part ceramic tiling to the walls, a ceiling light point, an extractor fan and a heated towel rail.

Lounge 16' 11" x 11' 2" (5.15m x 3.40m) (including bay window)

This fabulous sized and well proportioned reception room has a large square bay window to the front elevation, and French doors leading into the dining room. The focal point of the lounge is the feature fireplace with contemporary living flame gas fire inset and sat on a marble effect hearth. The room has cornice to the ceiling, both wall and ceiling light points and a radiator.

Dining Room 10' 10" x 9' 0" (3.30m x 2.74m)

The dining room has windows to the rear elevation, and glazed French doors providing access out to the garden. The room has cornice to the ceiling, a ceiling light point and a radiator.

Dining Kitchen 19' 1" x 9' 10" (5.81m x 2.99m) (overall dimensions)

This fabulous open plan dining kitchen has two windows to the rear elevation and a glazed door leading out into the garden. The kitchen area (10'10 x 9'1") is fitted with an excellent range of base and wall units, including display cabinets, complemented with solid wood work surfaces and matching splash backs. There is a ceramic sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, fridge, freezer and dishwasher. The kitchen area has a ceiling light point. An opening leads through to the dining area (9'0 x 8'10) which is of sufficient size to comfortably accommodate a large dining table and has a ceiling light point and a radiator. From the dining area a personnel door leads into the garage. Both the kitchen and dining areas have the same wood laminate flooring as that of the hallway.

First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which has doors into the four bedrooms and the family bathroom. The landing has a useful storage cupboard, a ceiling light point and a radiator. Access to the loft space is obtained from the landing.

Bedroom One 12' 3" x 11' 3" (3.73m x 3.43m)

An excellent sized double bedroom with a window to the front elevation, a fitted double wardrobe, ceiling light point and radiator. A door leads into the en-suite shower room.

En-suite Shower Room 7' 2" x 7' 0" (2.18m x 2.13m) (at widest points)

This beautifully appointed en-suite has an opaque window to the front elevation and is fitted with a double width walk in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a combination of mermaid board and ceramic wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 11' 3" x 10' 10" (3.43m x 3.30m)

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

Bedroom Three 14' 3" x 8' 10" (4.34m x 2.69m)

A double bedroom with a dormer window to the front elevation with restricted head height, and a further window to the side. The bedroom has a ceiling light point and a radiator.

Bedroom Four 9' 0" x 8' 10" (2.74m x 2.69m)

A good sized fourth bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Family Bathroom 9' 2" x 7' 1" (2.79m x 2.16m)

The well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with mermaid board and recessed ceiling spotlights and has an extractor fan and a heated towel rail.

Outside

To the front of the property is a lawned garden and adjacent to this is the driveway providing off road parking and gated access to the rear.

Integral Garage 18' 7" x 9' 0" (5.66m x 2.74m)

The garage has an up and over door to the front elevation and a personnel door into the dining area. The garage is equipped with power, lighting and has plumbing for a washing machine. The central heating boiler is located here.

Rear Garden

The southwest facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden is predominantly laid to lawn and has a number of mature trees to the rear. There is a sizeable patio area adjacent to the house and this provides an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band E.

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.

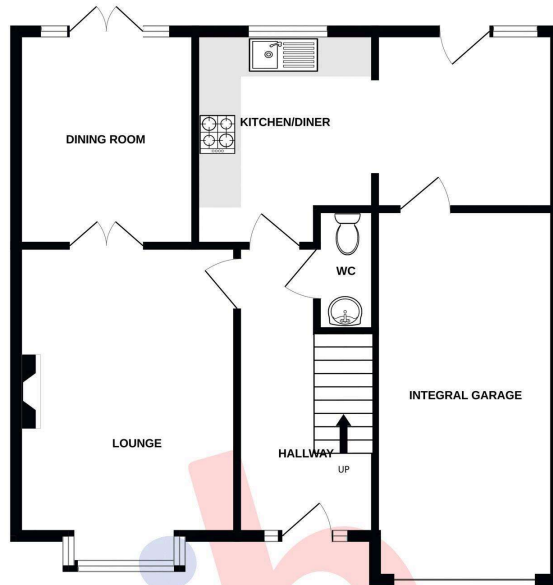
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

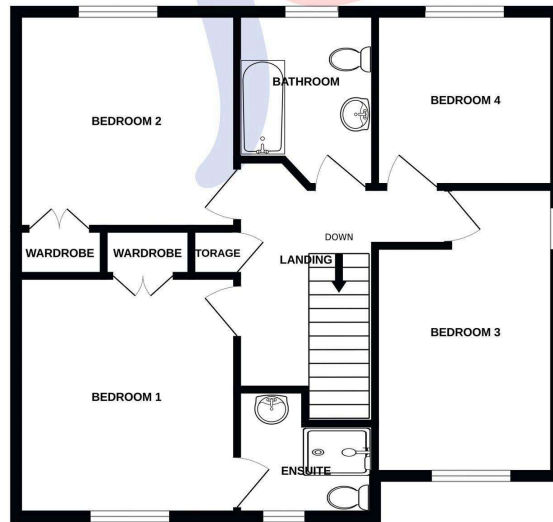
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007415 02 August 2025



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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