

## Hall Drive, Newark NG24 4GG



**GUIDE PRICE £260,000 to £270,000.** A modern two bedroom end terrace property built a little over three years ago and presented in superb order. **This small enclave of similar properties was developed for owners of over 60 years of age.** In addition to the TWO DOUBLE BEDROOMS, there is a fabulous lounge/diner open plan through to the kitchen, a ground floor shower room and an en-suite bathroom on the first floor. This delightful house has two allocated parking spaces and gardens to the front and rear. The property is double glazed and has gas central heating.

**Guide Price £260,000 to £270,000**













### Situation and Amenities

The property is situated in a sought after residential location a short distance from local amenities including Newark Sports & Fitness Centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. 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:

#### Welcoming Reception Hallway

The reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway is double height and vaulted, and has a Velux window, recessed ceiling spotlights and a radiator. The hallway provides access to the lounge/diner, the ground floor bedroom and shower room.

#### Lounge/Diner 21' 10" x 12' 4" (6.65m x 3.76m)

This excellent sized and well proportioned reception room has sliding patio doors to the rear and two remote controlled Velux skylight windows making it particularly bright and airy. The lounge/diner is open plan through to the kitchen and is of sufficient size to accommodate both lounge and dining room furniture. The room has two ceiling light points and two radiators.

#### Kitchen 12' 8" x 9' 6" (3.86m x 2.89m)

The kitchen has a window to the front elevation and is fitted with an excellent range of base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, fridge, freezer, dishwasher and washer/dryer. The kitchen is enhanced with recessed ceiling spotlights and also has a large and useful storage cupboard.

#### Bedroom Two 14' 2" x 10' 9" (4.31m x 3.27m)

This excellent sized ground floor bedroom has two windows to the rear elevation overlooking the garden, and a large and useful wardrobe recess. There is a ceiling light point and a radiator.

#### Ground Floor Shower Room 6' 10" x 4' 7" (2.08m x 1.40m)

This well appointed shower room 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 shower room is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

#### First Floor Landing

The staircase rises from the reception hallway to the first floor landing which, as previously mentioned, has a Velux skylight window to the front elevation. The landing provides access to the master bedroom and has a ceiling light point.

#### Master Bedroom 18' 5" x 16' 4" (5.61m x 4.97m) (at widest points)

This extraordinarily large double bedroom has a dormer window to the front elevation, two ceiling light points and a radiator. A storage cupboard provides access to the eaves. Access to the loft space is obtained from this bedroom. A door leads into the en-suite bathroom.

#### En-suite Bathroom 6' 9" x 6' 8" (2.06m x 2.03m)

The en-suite is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Outside

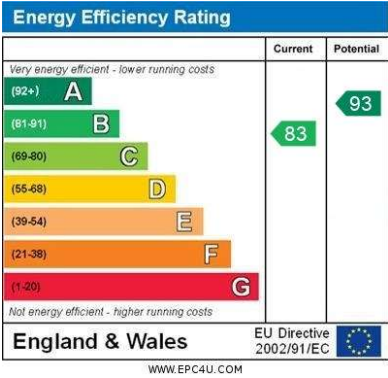
This delightful home is situated at the end of a terrace of five similar properties and to the front is an enclosed garden comprising a lawn and a border containing mature shrubs, plants and trees. A footpath leads to the front door. The property has two allocated parking spaces.

Rear Garden

The west facing rear garden is fully enclosed and laid primarily to lawn edged with borders containing a number of mature shrubs, plants and trees. There is a patio area situated adjacent to the doors from the lounge/diner and this is ideal for outdoor seating and entertaining.

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.

**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**

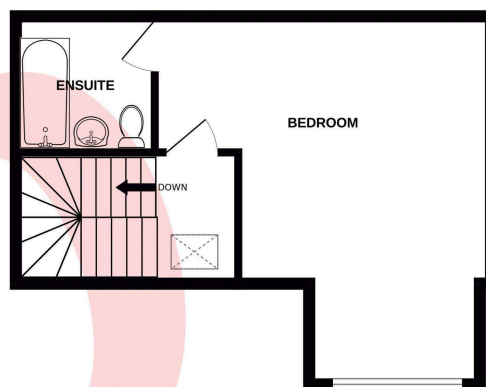
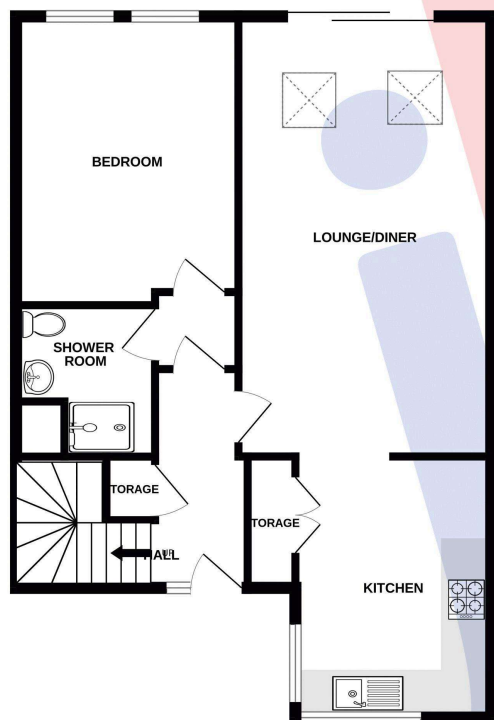
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007438 21 August 2025



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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