

Riverside Road, Newark NG24 4RJ



GUIDE PRICE £300,000 to £325,000. An extended and well presented four bedroom detached family home on an excellent sized plot. In addition to the three first floor bedrooms, there is a ground floor bedroom with en-suite, a superb sized lounge, dining kitchen, utility, garden room and first floor shower room. The rear garden is fully enclosed and enjoys a high degree of privacy. Double glazing and gas central heating are installed. Early viewing is highly recommended.

Guide Price £300,000 to £325,000









Situation and Amenities

The property is situated in a highly sought after residential location on the edge of Newark and 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 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 welcoming reception hallway has the staircase rising to the first floor and a door providing access through to the lounge. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 16' 9" x 13' 0" (5.10m x 3.96m) (at widest points)

This excellent sized and well proportioned reception room has a large picture window to the front elevation. The focal point of the lounge is the feature fireplace with living flame gas fire inset and sat on a marble hearth. The room also has cornice to the ceiling, recessed ceiling spotlights and a radiator. From the lounge French doors lead through to the dining kitchen.

Dining Kitchen 20' 0" x 8' 10" (6.09m x 2.69m)

This fabulous room is the heart of the home and has a window to the rear elevation and an opening into the garden room. The kitchen area itself is fitted with an excellent range of base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink and integrated appliances include an eye level double oven and a gas hob with extractor hood above. There is also a breakfast bar. The room is of sufficient size to comfortably accommodate dining furniture and has cornice to the ceiling, two ceiling light points and a radiator. A door provides access into the utility room.

Garden Room 9' 7" x 8' 3" (2.92m x 2.51m)

This fabulous room is located in the extended part of the home and has a window to the rear elevation and sliding patio doors leading out into the garden. The garden room provides a very useful seating and dining area and has cornice to the ceiling, recessed ceiling spotlights and a radiator.

Utility Room 9' 8" x 6' 5" (2.94m x 1.95m)

Having a window to the rear elevation and a half glazed door leading out into the garden. The utility room has space and plumbing for both a washing machine and dishwasher, a wall mounted gas heater and a ceiling strip light. The central heating boiler is located here. From the utility room a door leads into bedroom one.

Bedroom One 12' 0" x 9' 8" (3.65m x 2.94m)

This double bedroom is converted from the former garage and has a window to the front elevation, recessed ceiling spotlights and a radiator. A door provides access to the en-suite bathroom.

En-suite Bathroom 6' 9" x 4' 11" (2.06m x 1.50m)

The en-suite has an opaque window to the side and is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into the further three bedrooms, the separate WC and the shower room. The landing has a useful storage cupboard and a ceiling light point. Also from the landing is access to the loft space via a folding loft ladder. The loft is fully boarded, has mains outlets and fluorescent lighting, and an opening skylight window.

Bedroom Two 13' 2" x 12' 0" (4.01m x 3.65m)

An excellent sized double bedroom with a large picture window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 9' 1" (3.35m x 2.77m) (plus door recess)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator. This bedroom is currently utilised as an additional sitting room.

Bedroom Four 8' 3" x 7' 10" (2.51m x 2.39m) (at widest points)

A good sized fourth bedroom with a window to the front elevation, a useful storage cupboard sited above the staircase, a ceiling light point and a radiator. This room is currently utilised as a study/reading room.

Separate WC

This room has an opaque window to the rear and is fitted with a WC, a ceiling light point and a radiator.

Shower Room 5' 9" x 5' 7" (1.75m x 1.70m)

The shower room has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains shower, and a pedestal wash hand basin. The room is enhanced with part ceramic tiling to the walls. There is also a ceiling light point, an extractor fan and a radiator.

Outside

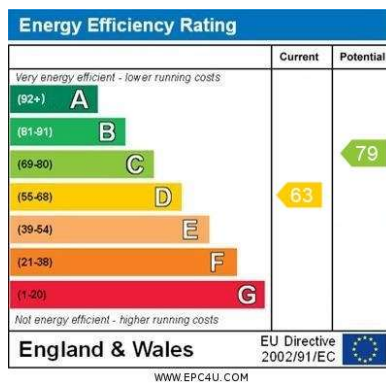
The property stands on an excellent sized plot and is approached via wooden gates which lead onto a substantial driveway providing ample off road parking. The front garden is hard landscaped for ease of maintenance and contains a number of mature shrubs, plants and trees. There is a substantial covered carport (18'7" x 9'7") which is accessed via twin wooden gates and provides yet further parking. This continues down the side of the property to the rear garden.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden comprises a lawn edged with borders containing a variety of mature shrubs, plants and trees. The garden is tiered in design and on the lower tier is a sizeable patio area ideal for outdoor seating and entertaining. Towards the rear of the garden is a further terrace area providing an alternative seating space. There is a large timber garden shed which is quipped with power and lighting and a greenhouse, both of which are included within the sale.

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

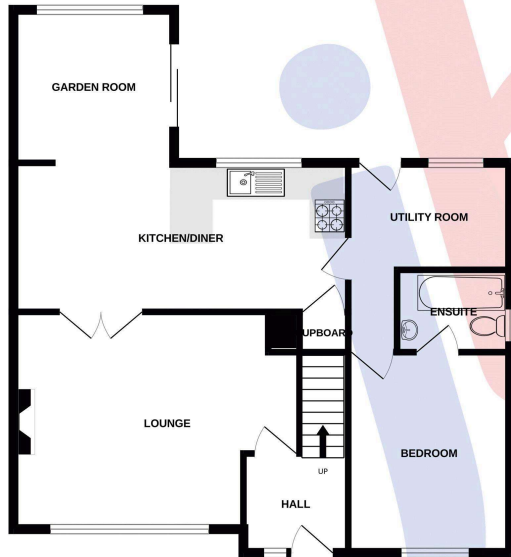
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

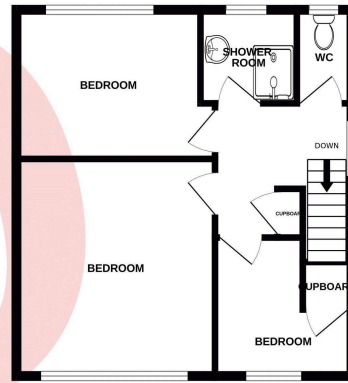
Services/Referral Fees

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. 00007506 10 October 2025

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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