

## Beeston Road, Newark NG24 1SN



**GUIDE PRICE £200,000 to £220,000.** An extended three bedroom semi detached home situated on this sought after residential road a short distance from Newark town centre. In addition to the three bedrooms, the property has two reception rooms, conservatory, a galley style kitchen and ground floor bathroom. The driveway provides parking for numerous vehicles and there is an excellent sized garden to the rear. The property is predominantly double glazed and has gas central heating. Available for purchase with NO CHAIN.

**Guide Price £200,000 to £220,000**













### Situation and Amenities

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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to 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:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and a door leading through to the lounge. The hallway has wood laminate flooring, a ceiling light point and a radiator.

#### Lounge 14' 1" x 13' 5" (4.29m x 4.09m) (at widest points, excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the front elevation. The focal point of the lounge is the feature fireplace with living flame gas fire inset. The room has the same wood laminate flooring that flows through from the hallway, cornice to the ceiling, two ceiling light points and a radiator. A door opening leads through into the dining room.

#### Dining Room 11' 5" x 8' 4" (3.48m x 2.54m)

This second reception room has a window to the rear looking into the conservatory, and a door opening into the galley kitchen. The dining room has the same wood laminate flooring, a ceiling light point and a radiator.

#### Kitchen 15' 3" x 6' 4" (4.64m x 1.93m)

The galley style kitchen has dual aspect windows to the rear and side elevations and doors leading into the conservatory and ground floor bathroom. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and dishwasher, and further space for a free standing gas cooker. There are two ceiling light points.

#### Bathroom 11' 11" x 4' 11" (3.63m x 1.50m)

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has ceramic wall tiling, recessed ceiling spotlights and a radiator. The central heating boiler is located here.

#### Conservatory 7' 11" x 7' 10" (2.41m x 2.39m)

This full height glass conservatory has sliding patio doors providing access out to the garden.

#### First Floor Landing

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

#### Bedroom One 12' 3" x 9' 5" (3.73m x 2.87m)

A double bedroom with a window to the front elevation and a comprehensive suite of fitted bedroom furniture including two double wardrobes, overhead storage and chest of drawers. The bedroom has a ceiling light point and a radiator. Sited above the staircase is a useful alcove and this is currently utilised as a study area.

#### Bedroom Two 12' 11" x 9' 0" (3.93m x 2.74m)

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

#### Bedroom Three 9' 8" x 7' 5" (2.94m x 2.26m)

This bedroom was formerly the bathroom and has an opaque window to the rear elevation, a ceiling light point and a radiator.

Outside

To the front and side of the property is a resin driveway which provides off road parking for numerous vehicles. Situated at the end of the driveway is a single garage. Gated access leads around to the rear garden.

Single Sectional Garage

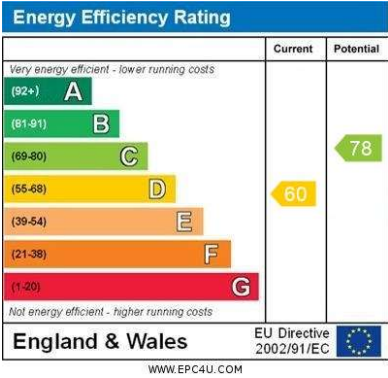
This sectional garage is in need of repair.

Rear Garden

The rear garden is of an excellent size and laid predominantly to lawn. There is a patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space.

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**

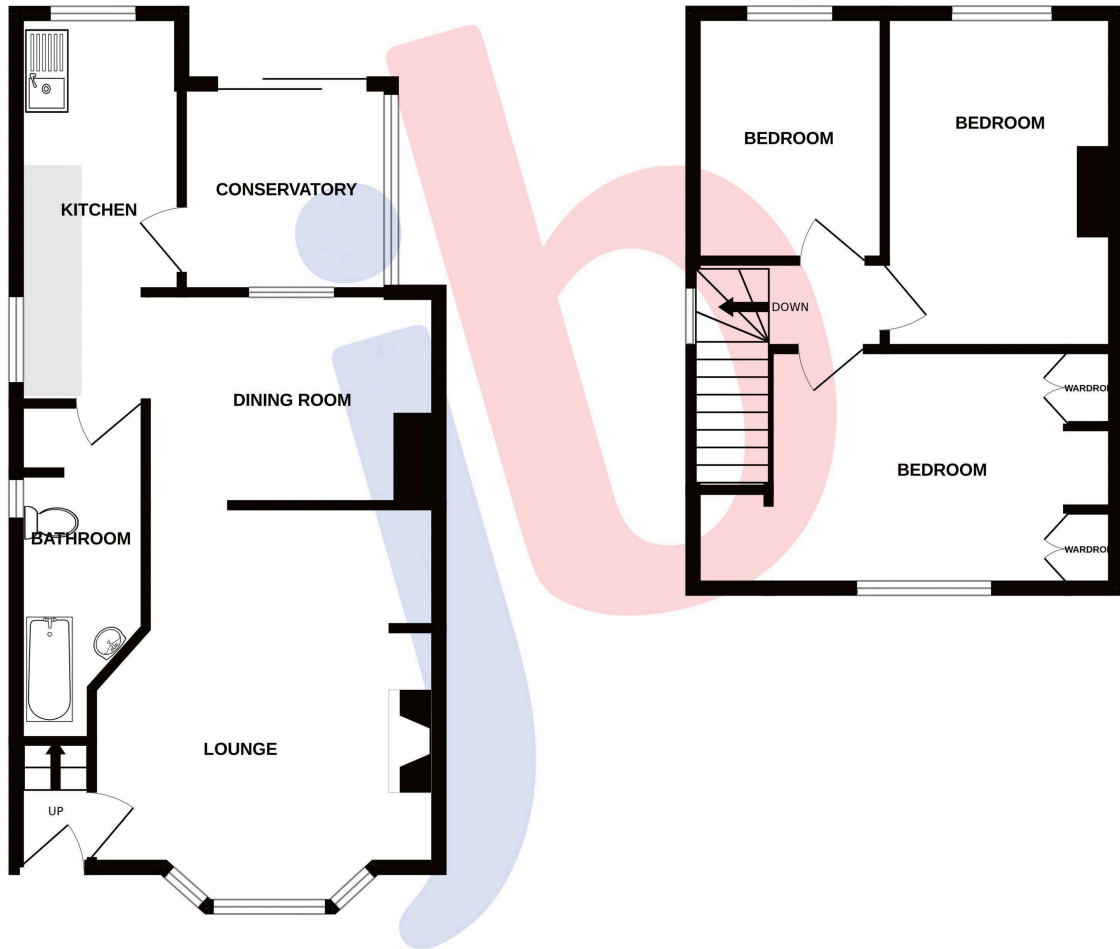
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007529 05 December 2025



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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