

## Cambridge Meadows, Newark



**GUIDE PRICE £300,000 to £310,000.** Superb detached property located in a very popular residential area, with accommodation including a spacious lounge, dining room, kitchen, cloakroom, four bedrooms, en-suite and family bathroom. There is an integral garage and a south facing rear garden. Included within the sale is the summerhouse/home office. Double glazing and gas central heating are installed.

**Guide Price £300,000 to £310,000**







## **Situation and Amenities**

The property is situated on the outskirts of Newark on Trent in a highly sought after residential area. 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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, gyms and golf courses.

## **Accommodation**

Upon entering the front door, this leads into:

### **Reception Hallway**

The spacious reception hallway has the staircase rising to the first floor and doors into the cloakroom, lounge, dining room and kitchen. There is also a personnel door into the garage. The hallway has wood laminate flooring, cornice to the ceiling, two ceiling light points and a radiator.

### **Ground Floor Cloakroom**

The cloakroom has an opaque window to the side elevation and is fitted with a pedestal wash hand basin and WC. There is a ceiling light point and a radiator.

### **Lounge 15' 5" x 11' 8" (4.70m x 3.55m) (including bay window)**

This excellent sized and well proportioned reception room has a square bay window to the rear elevation with bespoke fitted blind. The focal point of the lounge is the fireplace with electric fire inset. The room has the same wood laminate flooring that flows through from the hallway, cornice to the ceiling, both wall and ceiling light points and a radiator.

### **Dining Room 11' 0" x 8' 10" (3.35m x 2.69m)**

This second reception room has two windows to the front elevation, the same wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

### **Kitchen 12' 11" x 9' 5" (3.93m x 2.87m)**

The kitchen has a window to the rear elevation and a half glazed door leading into the garden. The kitchen 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 sink, and integrated appliances include an oven with gas hob and extractor hood above, and a washing machine. In addition there is space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

### **First Floor Landing**

The staircase rises from the reception hallway to the spacious first floor landing which has an opaque window to the side elevation and doors into the four bedrooms and the family bathroom. The landing has cornice to the ceiling, two ceiling light points and a radiator. The airing cupboard and access to the loft space are located on the landing.

### **Bedroom One 12' 2" x 9' 11" (3.71m x 3.02m) (excluding wardrobes)**

A very good sized double bedroom having three feature windows to the front elevation. The bedroom has twin fitted double wardrobes, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

### **En-suite Shower Room**

The en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is enhanced with part ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and a radiator.

### **Bedroom Two 10' 6" x 10' 1" (3.20m x 3.07m) (including wardrobe recess)**

A double bedroom with a window to the rear elevation, a useful wardrobe recess, a ceiling light point and a radiator.

### **Bedroom Three 10' 8" x 8' 5" (3.25m x 2.56m) (excluding door recess)**

Bedroom three is also a double and has a window to the rear elevation, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale.

### **Bedroom Four 9' 4" x 6' 6" (2.84m x 1.98m)**

A good sized fourth bedroom with two windows to the front elevation, a ceiling light point and a radiator.

### **Family Bathroom 7' 8" x 4' 10" (2.34m x 1.47m)**

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls together with recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

## Outside

To the front of the property is a small hard landscaped garden, adjacent to which is the driveway which provides off road parking for two vehicles and in turn leads to the integral garage. Gated access down the side of the property leads to the rear garden.

### Integral Garage 18' 5" x 8' 2" (5.61m x 2.49m)

The garage has an up and over door to the front elevation and a personnel door into the hallway. The garage is equipped with power and lighting.

## Rear Garden

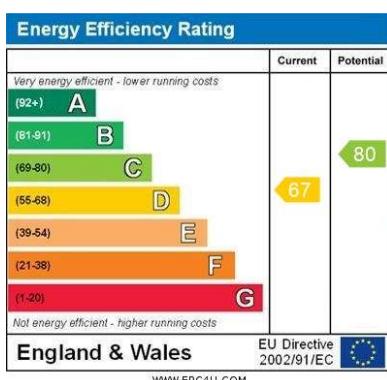
The south facing rear garden is fully enclosed and laid to artificial lawn. The garden contains a number of mature shrubs, plants and trees. Situated adjacent to the rear of the house is a patio area which is ideal for outdoor seating and entertaining. Included within the sale is the timber summerhouse/home office/studio.

### Summerhouse/Home Office 9' 7" x 7' 10" (2.92m x 2.39m)

This is fully insulated and equipped with power.

## 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.

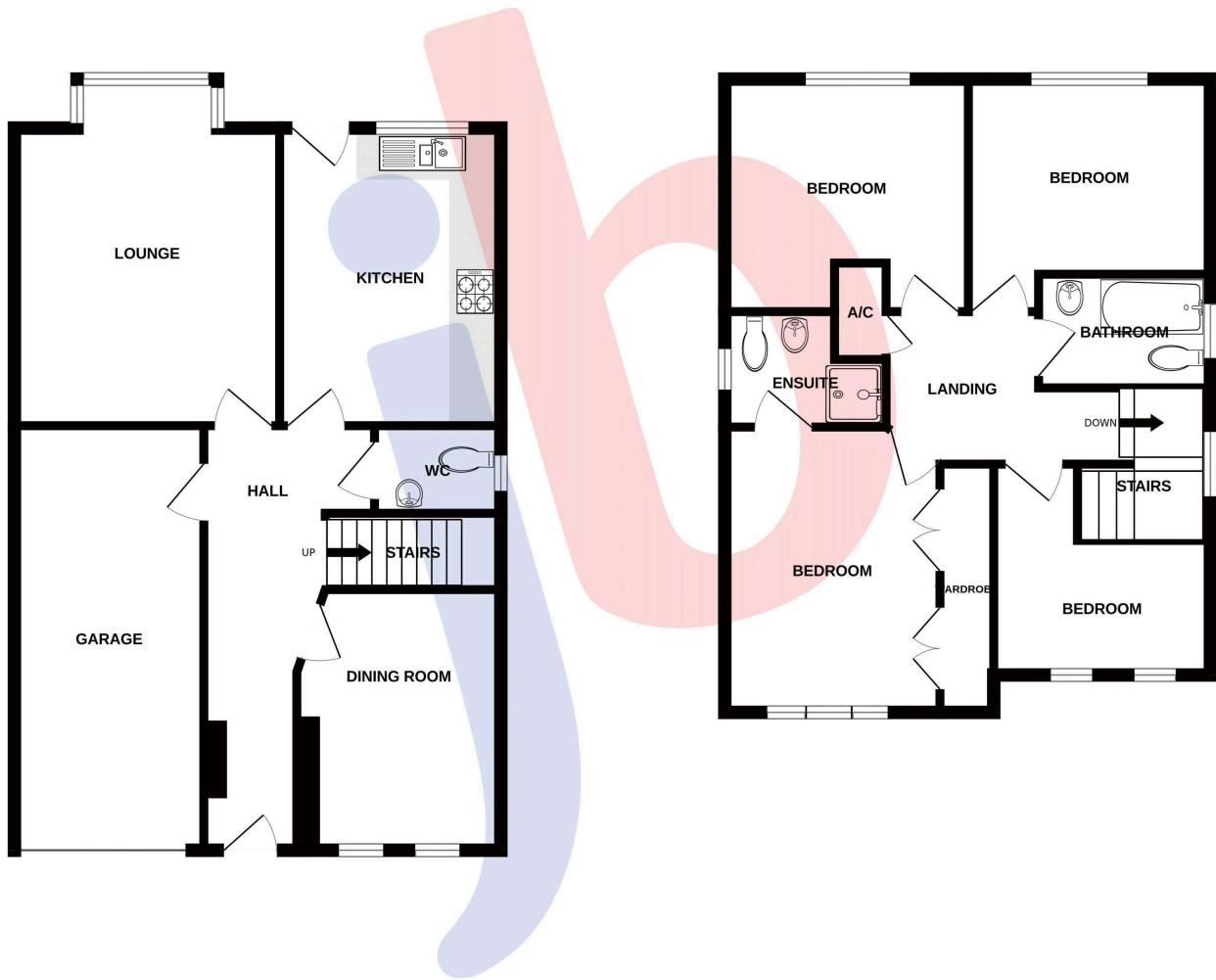
## Services/Referral Fees

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: JMP Solicitors - £180.00 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. 00007564 20 January

2026

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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