

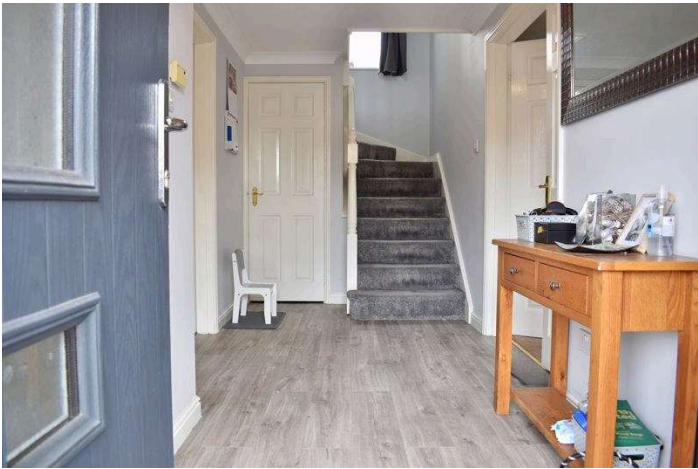
## Winstanley Drive, Newark NG24 2GD



**GUIDE PRICE: £400,000 to £425,000.** A superbly presented and extended four bedroom detached residence situated in this highly sought after location. In addition to the four excellent sized bedrooms, the property has two reception rooms, a fabulous contemporary kitchen, large orangery, cloakroom, bathroom and en-suite. The kitchens and bathrooms have all been updated by the present owners. There is a detached double garage and an enclosed garden to the rear. Double glazing and gas central heating are installed. Early viewing is essential.

**Guide Price £400,000 to £425,000**













## Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall, Morrisons, Asda, Aldi and Waitrose. Newark also benefits from sports and leisure facilities, together with Newark Golf Club at Coddington. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. From the hallway French doors provide access to both the lounge and the dining room, and a further door leads into the cloakroom. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor, part ceramic tiling to the walls, a cloakroom, an extractor fan and a heated towel rail.

### Lounge 18' 11" x 11' 3" (5.76m x 3.43m)

This large and well proportioned reception room has a window to the front elevation and glazed French doors leading through to the orangery. The lounge has cornice to the ceiling, two ceiling light points and two radiators.

### Dining Room 11' 3" x 11' 0" (3.43m x 3.35m) (at widest points)

This nicely proportioned second reception room has a window to the front elevation and glazed bi-fold doors providing access into the kitchen giving both rooms a lovely open and airy feel. The dining room has the same flooring that flows through from the hallway, cornice to the ceiling, a ceiling light point and a radiator.

### Kitchen 15' 5" x 11' 2" (4.70m x 3.40m)

The fabulous contemporary kitchen is the heart of the family home and has a window to the rear elevation and French doors leading through to the orangery. The kitchen is fitted with a superb range of fitted base and wall units complemented with Quartz work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven, microwave, induction hob with extractor hood above, fridge, freezer, washing machine and dishwasher. Also within the kitchen is a central island which incorporates a useful breakfast bar. The kitchen has the same flooring that flows through from the hallway, and a combination of recessed ceiling spotlights and two ceiling light points over the central island. In addition there are two contemporary vertical radiators. The central heating boiler is located here.

### Orangery 19' 11" x 12' 1" (6.07m x 3.68m)

This wonderful addition to the family home is of dwarf brick wall construction with a upvc frame. The focal point is the central glass lantern with electrically operated windows. The orangery has windows to all aspects, and French doors leading out into the garden. There is a solid wood floor with underfloor heating, recessed ceiling spotlights and wall light points.

## First Floor Landing

The staircase rises from the reception hallway to the first floor landing where there is a feature window to the rear elevation. The landing has doors into all four double bedrooms and the family bathroom. The landing provides access to the loft space and also has a useful storage cupboard, a ceiling light point and a radiator.

### Bedroom One 11' 3" x 10' 2" (3.43m x 3.10m) (plus entrance recess)

A good sized double bedroom with a window to the side elevation, and French doors and a Juliette balcony overlooking the garden. This bedroom has a high vaulted ceiling, two double wardrobes, wall light points and a radiator. A door provides access to the en-suite shower room.

### En-suite Shower Room 7' 9" x 5' 1" (2.36m x 1.55m)

This contemporary en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic floor tiling with underfloor heating, ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

### Bedroom Two 9' 7" x 9' 5" (2.92m x 2.87m) (plus door recess)

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

### Bedroom Three 9' 6" x 8' 10" (2.89m x 2.69m)

A double bedroom with a window to the front elevation, a double fitted wardrobe, a ceiling light point and a radiator.

### Bedroom Four 8' 11" x 8' 11" (2.72m x 2.72m) (plus door recess)

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



### Family Bathroom 8' 9" x 5' 5" (2.66m x 1.65m)

This beautifully appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, floating wash hand basin and WC. The bathroom is enhanced with contemporary ceramic floor tiling with underfloor heating, ceramic tiled walls and recessed ceiling spotlights. There is an extractor fan and a heated towel rail installed.

### Outside

To the front of the property is a double width driveway which provides off road parking for at least two vehicles and this in turn leads to the detached double garage. The front garden is hard landscaped for ease of maintenance. A footpath leads to the front door. There is access around the side to the rear garden.

### Detached Double Garage

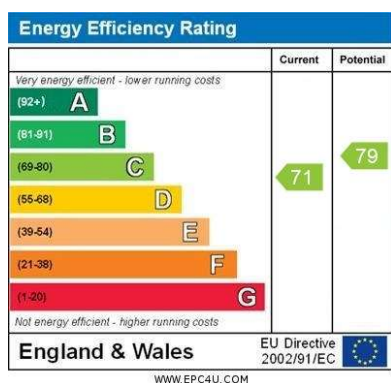
The detached double garage has twin up and over doors to the front elevation and a personnel door to the side. The garage is equipped with power and lighting.

### Rear Garden

The rear garden is fully enclosed and laid primarily to lawn, edged with borders containing a variety of mature shrubs, plants and trees. 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 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

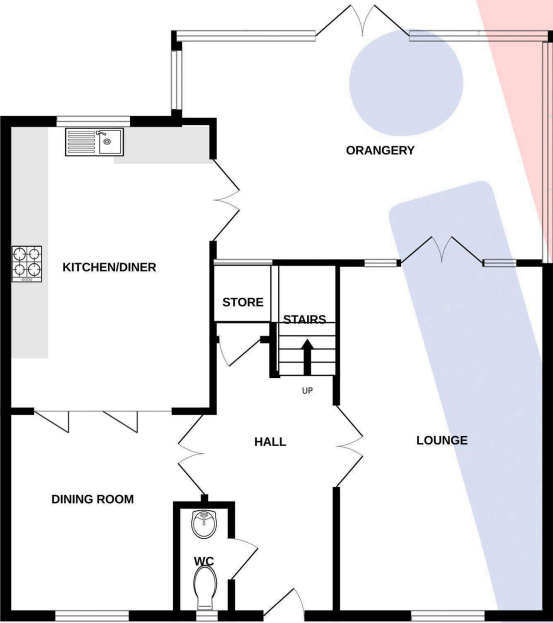
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**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.

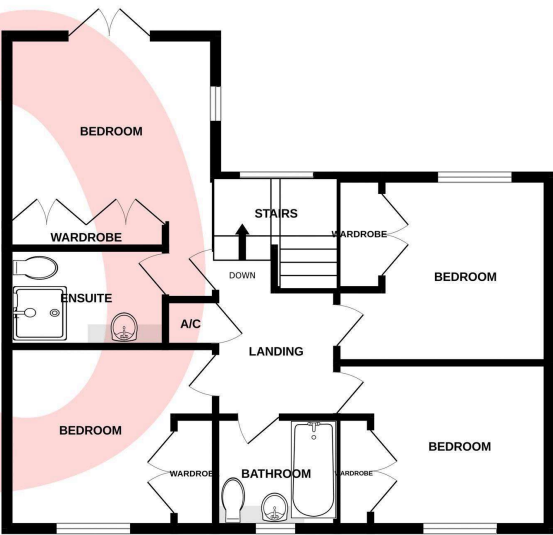
### Services/Referral Fees

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. 00006509 24 March 2025

GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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