

Cranmer Road, Newark NG24 4EU

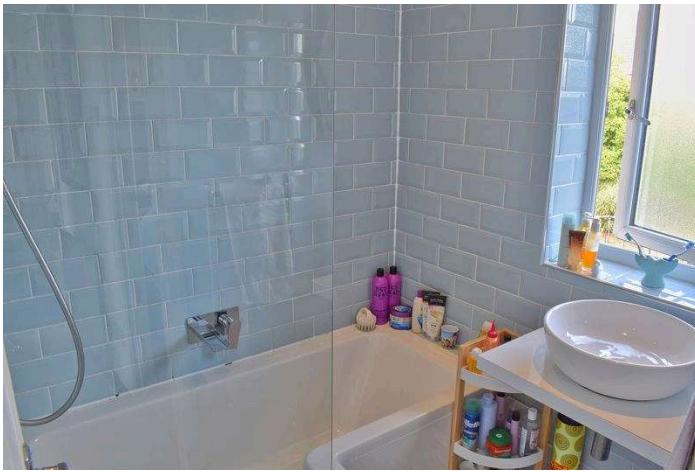


A deceptively spacious and very well presented three bedroom end terrace property situated a short distance from local amenities. In addition to the three bedrooms, there is an excellent sized lounge, a large dining kitchen, first floor bathroom and separate WC. The property has a large garden to the rear, is double glazed and has gas central heating. Early viewing is very strongly recommended.

Offers Over £180,000







Situation and Amenities

The property is situated in a popular residential location 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 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:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, a door providing access to the lounge and an archway into the dining kitchen. The hallway has a ceramic tiled floor and a ceiling light point.

Dining Kitchen 19' 10" x 11' 6" (6.04m x 3.50m)

This excellent sized dining kitchen has dual aspect windows to the front and rear elevations, the window to the rear looks out over the delightful garden. The kitchen area is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, an integrated oven with induction hob and extractor hood above, space and plumbing for a washing machine and further space for an American style fridge/freezer. The room is of sufficient size to comfortably accommodate a large dining table and has the same flooring that flows through from the hallway, recessed ceiling spotlights in the kitchen area, a pendant light over the dining area and a radiator. Accessed from the dining kitchen and sited beneath the staircase is a useful storage cupboard. A door to the side leads out to the garden.

Lounge 19' 10" x 10' 11" (6.04m x 3.32m)

This fabulous sized and well proportioned reception room has dual aspect windows to the front and rear elevations. The focal point is the fireplace with log burning stove inset. The lounge has wooden flooring, cornice to the ceiling, a ceiling light point and a radiator.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which provides access to all three bedrooms, the bathroom and separate WC. The landing has a cupboard which houses the central heating boiler, a ceiling light point and a radiator. Access to the loft space is obtained from the landing.

Bedroom One 11' 8" x 10' 11" (3.55m x 3.32m) (plus door recess)

A large double bedroom with a window to the front elevation, ceiling lighting and a radiator. There is also a useful storage cupboard which is sited above the staircase.

Bedroom Two 14' 1" x 8' 4" (4.29m x 2.54m)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator. This bedroom also has a useful storage cupboard sited above the staircase.

Bedroom Three 8' 0" x 7' 10" (2.44m x 2.39m)

A single bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bathroom 5' 5" x 5' 4" (1.65m x 1.62m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising 'P' shaped bath with mains rainwater head shower above, and a wash stand with circular basin and waterfall tap. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail.

Separate WC

This room has an opaque window to the rear and is fitted with a WC and wash hand basin. There is a ceramic tiled floor, part ceramic tiling to the walls and a ceiling light point. In addition there is a useful fitted storage cupboard.

Outside

To the front of the property is a hard landscaped garden and a footpath leading to the front door. Located to the side is gated access which leads to a canopied side courtyard and on through to the rear garden.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a raised deck and this provides an ideal outdoor seating and entertaining area.

Council Tax

The property is in Band A.

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.

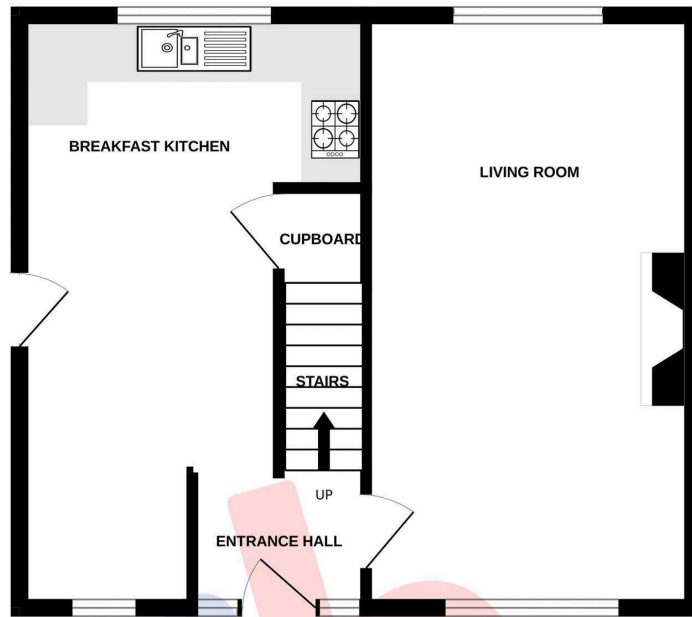
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Services/Referral Fees

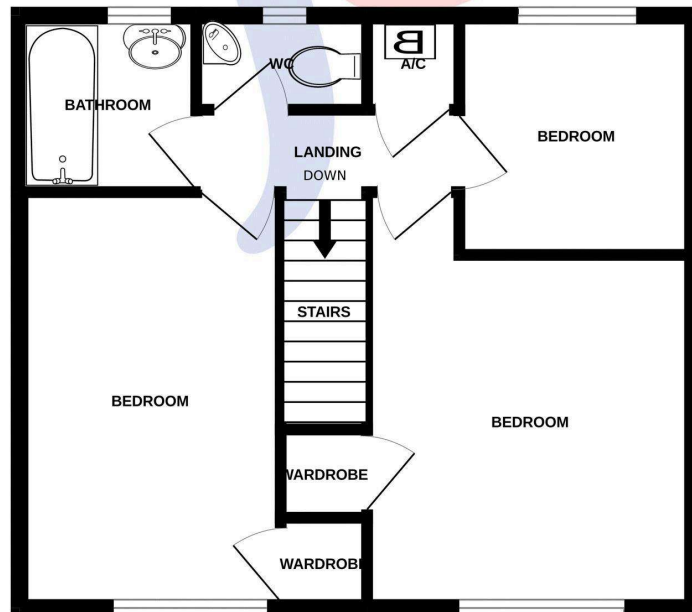
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007390 10 July 2025



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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