



Crocus Close  
Newark

MOUNT & MINSTER







# Crocus Close

Newark

A recently constructed residence standing prominently in a quiet position with views over the neighbouring designated green open space.

- Detached Home
- Envious Location
- Open-Plan Kitchen/Living
  - Double Aspect Lounge
  - Four Double Bedrooms
    - Two Bathrooms
  - Front & Rear Gardens
  - Ample Private Parking
    - Detached Garage
- Excellent Travel Connections



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### DESCRIPTION

Tucked away on a corner plot with elevated views over the newly established 'public open space' with large grassed areas and newly planted trees, this large Countryside Homes property is still subject to a warranty and enjoys comfortable living in a very well-connected area.

Accommodation briefly includes a large open-plan kitchen with both dining and living areas, a spacious double aspect lounge, a w.c. and additional utility, four double bedrooms to the first floor with a family bathroom and an ensuite to the master bedroom.

### OUTSIDE

The property is approached along a private driveway with parking both to the front and to the side aspect. There are no shared rights of access over the driveway for neighbouring properties being a corner plot. There is a pretty small front garden with lawn to the front, with a larger rear garden that is predominately laid to lawn with a generous paved patio, benefitting from ample privacy.

The garage benefits from both lighting and electric sockets.

### LOCATION

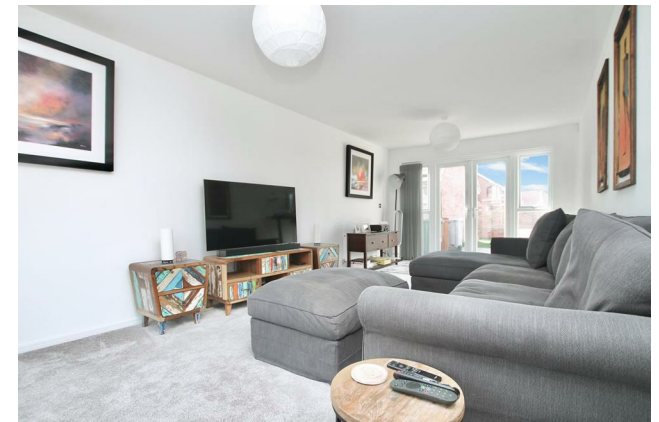
A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Immediate amenities can also be found in neighbouring Balderton.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre.

There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

### SCHOOLS

Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies.







#### **SERVICES**

The property is centrally heated throughout and is connected to mains gas, water, drainage and electricity.

#### **ENERGY PERFORMANCE**

Rating: B

#### **COUNCIL TAX**

Band: D

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession on completion.

#### **VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

#### **ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster:

T: 01476 851400

@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

#### **BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







# Crocus Close, Newark



Approx. Gross Internal Floor Area 1336 sq. ft / 124.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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