



**Cherry Holt, Newark NG24 4JU**

**welcome to**

**Cherry Holt, Newark**

Three bedroom terrace home located on Cherry Holt offering a range of exciting features including a loft extension with the potential to become a fourth bedroom subject to correct planning permissions, a cabin to the rear, open plan kitchen diner, rear garden plus and road parking to the front.



### **Entrance Porch**

Radiator and stairs to the first floor.

### **Living Room**

11' 1" max into alcove x 19' 11" ( 3.38m max into alcove x 6.07m )

Living room with open fire, radiator, double glazed window to the front and French doors leading into a second reception room.

### **Reception Room Two**

8' 11" x 15' 5" ( 2.72m x 4.70m )

Currently being used as a beauty room by the current owner with electricity, windows to the rear and side plus doors into the rear garden.

### **Kitchen Diner**

19' x 11' 3" max ( 5.79m x 3.43m max )

With a range of wall and base units, a breakfast bar, integrated fridge freezer, electric oven, electric hob and extractor, sink and drainer, splashback, plumbing for washing machine and dryer, cupboard housing the boiler, double glazed windows to the rear and door to the rear.

### **First Floor Landing**

Airing cupboard, stairs to the second floor loft room and double glazed window to the rear.

### **Bedroom One**

14' 2" x 8' 1" ( 4.32m x 2.46m )

Built in wardrobes, radiator and double glazed window to the front.

### **Bedroom Two**

10' 11" max into alcove x 11' 5" ( 3.33m max into alcove x 3.48m )

Built in wardrobes, radiator and double glazed window to the front.

### **Bedroom Three**

8' 9" x 7' 11" ( 2.67m x 2.41m )

Built in wardrobes, radiator and window to the rear.

### **Bathroom**

Part tiled bathroom with wash hand basin with unit, bath with shower over, heated towel rail and obscured window to the rear.

### **Separate Wc**

Low level wc, heated towel rail and obscured double glazed window to the rear.

### **Second Floor Loft Room**

Low level wc, wash hand basin, storage into eaves and three skylights.

### **Outside Front Garden**

To the front of the property is a gravelled driveway offering off road parking.

### **Rear Garden**

The property benefits from a timber enclosed rear garden which is laid to lawn with a patio area, mature trees offering privacy and two sheds.



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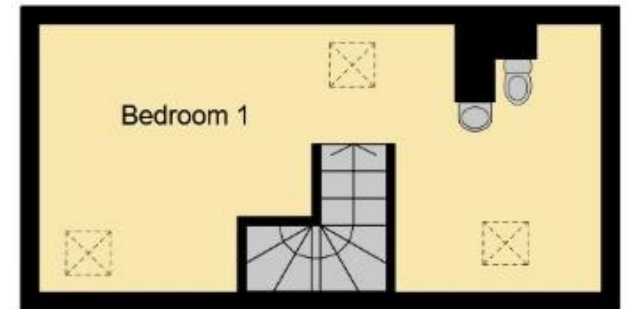




**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Cherry Holt, Newark

- THREE BEDROOM HOME
- OPEN PLAN KITCHEN DINER
- LARGE LOUNGE
- OFF ROAD PARKING
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

**£170,000**



Please note the marker reflects the postcode not the actual property

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