



Grant Close, Newark, NG24 2LX

welcome to

Grant Close, Newark

****GUIDE PRICE £500,000 - £525,000**** William H Brown are delighted to introduce to the market this fantastically presented, four bedroom family home located on a private development. The property, which is just one of four on this exclusive development boasts the highest standards.



Entrance Hall

Pitched storm porch provides an attractive approach via Entrance door to the side elevation, Door to WC, Lounge, Kitchen leading to Dining room, stairs to first floor. Luxury Vinyl laminate flooring.

Kitchen Diner

Open plan stylish U shaped kitchen with fitted wall and base units with breakfast bar, Quartz work tops, fitted fridge freezer, dish washer, wine cooler, double oven and 4 ring hob with extractor over. Luxury vinyl laminate flooring and utility room. Dining space with double doors to the garden providing the perfect entertaining space.

Utility Room

Fitted with wall and base units with door to garden. Luxury Vinyl Laminate flooring .

Living Room

Spacious living room with two double glazed windows to the front, two radiators and Luxury Vinyl Laminate flooring .

WC/Cloakroom

White suite with WC and wash hand basin. Luxury Vinyl Laminate flooring

First Floor Landing

Vaulted ceiling with doors to principle bedroom, three further bedrooms and family bathroom.

Master Bedroom

Double bedroom with window, ensuite with shower enclosure with mains shower, WC and wash hand basin with tiled splash back, luxury vinyl flooring with electric underfloor heating.

En-Suite

WC, Wash hand basin, Shower, Heated towel rail and Luxury Vinyl Laminate flooring.

Bedroom Two

Double bedroom with window, ensuite with shower enclosure with mains shower, WC and wash hand basin with tiled splash back, luxury vinyl flooring with electric underfloor heating.

En-Suite

WC, Wash hand basin, Shower, Heated towel rail and Luxury Vinyl Laminate flooring.

Bedroom Three

Feature Vaulted ceiling

Bedroom Four

Feature vaulted ceiling

Family Bathroom

Four piece modern fitted bathroom with luxury vinyl flooring, free standing bath, WC and wash hand basin with tiled splash back.

Outside

Outside offers a wrap-around garden with patio area with lawn garden.

Garage

Adjoined garage with electric up and over door, power, lighting and driveway to the front.

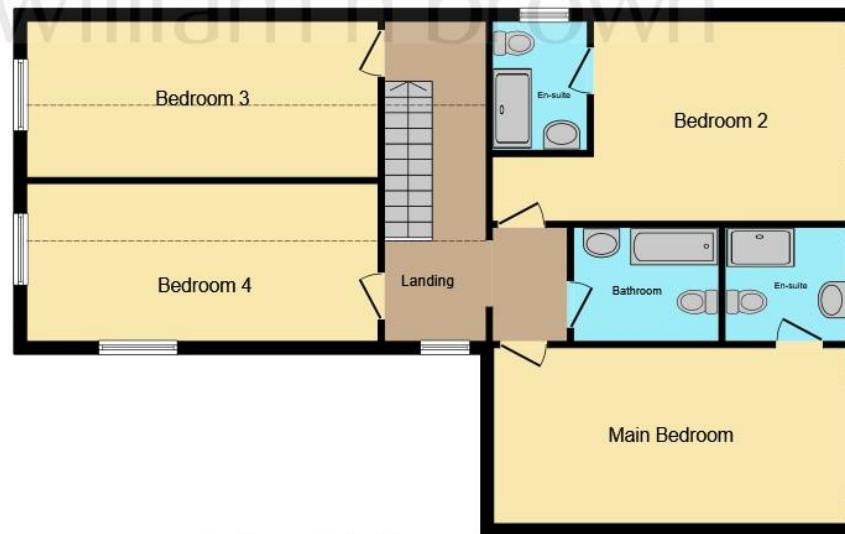


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Ground Floor



First 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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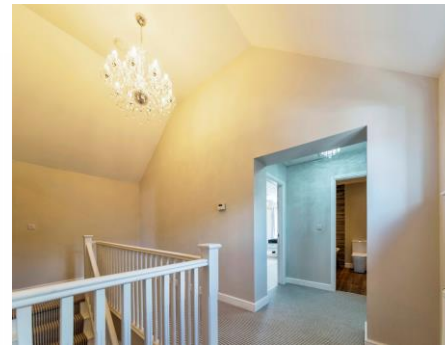
Grant Close, Newark

- FOUR BEDROOM DETACHED HOME
- EXCLUSIVE DEVELOPMENT
- HIGH SPECIFICATION
- WRAP AROUND GARDEN
- GARAGE

Tenure: Freehold
EPC Rating: B

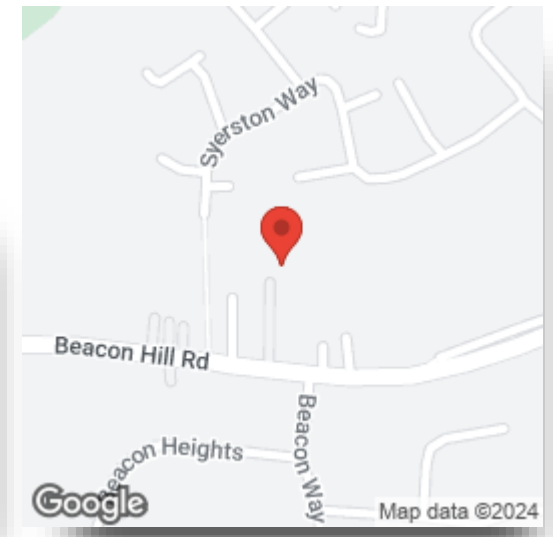
guide price

£500,000



directions to this property:

Grant Close is situated off Beacon Hill which allows for easy access to local amenities, Newark town centre, Supermarkets, the A46 and other road and transport links. For families, the property is just a short walk from Syerston Way Play Area, Beacon Hill Conservation Park and lies within the catchment area for Coddington CofE Primary and Nursery School, The Newark Academy, Magnus CofE Academy and The Suthers School.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK104804 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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