

Hawton Road, Newark, NG24 4QG



welcome to

Hawton Road, Newark

** NO ONWARD CHAIN! ** This spacious three bedroom detached family home is ideally located in Newark with easy access to local amenities, A1 and Newark town centre. Briefly comprising of Entrance, Kitchen, Two reception rooms, Conservatory, Three bedrooms, Bathroom, Garage, Drive and Gardens.













Entrance Hall

Opening into the entrance hall with radiator and stairs rising to the first floor.

Wc/Cloakroom

Leading off the hallway with WC, wash hand basin and radiator.

Living Room

17' 11" x 21' 4" MAX ($5.46m \times 6.50m MAX$) A generously sized living room with brick fireplace, two radiators and two windows. In addition, there are double doors leading straight in the dining room and sliding doors into the conservatory.

Dining Room

10' 2" x 15' 11" (3.10m x 4.85m) A beautiful bay fronted dining room with radiator, side door and single glazed bay window.

Conservatory

Leading off the living room with glazing all around and door to the garden.

Kitchen

9' 10" x 12' 3" (3.00m x 3.73m) A range of low and eye level units with part tiled walls, gas hob, oven, extractor, sink and drainer, plumbing for washing machine, space for fridge/freezer and double glazed window. In addition, the kitchen also has a pantry, housing for the boiler and storage cupboard.

First Floor Landing

First floor landing with radiator, loft hatch and access into all three bedrooms and family bathroom.

Bedroom One

15' 8" MAX x 15' 4" MAX (4.78m MAX x 4.67m MAX) A fantastic DOUBLE bedroom with built in wardrobes, two radiators and double glazed window.

Bedroom Two

8' 11" x 13' 4" (2.72m x 4.06m) Another DOUBLE bedroom with built in wardrobes, radiator and two double glazed windows.

Bedroom Three

17' 7" MAX x 8' 8" (5.36m MAX x 2.64m) A further DOUBLE bedroom with built in wardrobes, radiator and two double glazed windows.

Family Bathroom

A four piece family bathroom with WC, wash hand basin, bath, fully tiled shower enclosure, radiator and obscured double glazed window.

Outside Front Garden

The front of the property offers a driveway with parking for multiple cars and laid to lawn.

Rear Garden

The rear of the property is enclosed with timber fencing, mostly lawned and very private with no one overlooking you.

Garage

Integral single garage with double doors.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hawton Road, Newark

- DETACHED FAMILY HOME
- THREE BEDROOMS
- LIVING & DINING ROOM
- WC/CLOAKROOM & FAMILY BATHROOM
- SPACIOUS KITCHEN

Tenure: Freehold EPC Rating: E

£350,000





view this property online williamhbrown.co.uk/Property/NWK105596



Property Ref: NWK105596 - 0004 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.



R

01636 640473

newark@williamhbrown.co.uk

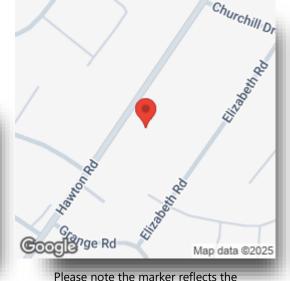


william h brown

47-48 Market Place, NEWARK, Nottinghamshire, NG24 1EG



williamhbrown.co.uk



postcode not the actual property