



The Holt, Newark, NG24 4RX

welcome to

The Holt, Newark

This well maintained four bedroom detached family home ideally located in a quiet cul-de-sac on the outskirts of Newark with fantastic access to the A46 and Newark town centre. Benefiting from spacious accommodation throughout and offering a rear garden, driveway and garage.



Entrance Hall

Leading into the entrance with stairs rising to the first floor.

Wc/Cloakroom

Leading off the entrance with WC and wash hand basin.

Living Room

17' 7" excluding bay x 11' 10" (5.36m excluding bay x 3.61m)

A spacious bay fronted living room with modern multi function electric focal point fire, radiator and double glazed bay window to the front.

Dining Room

10' 4" x 10' 3" (3.15m x 3.12m)

Separate dining room with radiator and double glazed sliding doors to the rear garden.

Breakfast Kitchen

14' max x 10' 7" max (4.27m max x 3.23m max)

A spacious breakfast kitchen range of low and eye level units with part tiled walls, tiled floor, breakfast bar, radiator and double glazed windows to the side and rear. The kitchen offers integrated appliances including electric hob, extractor, oven, integrated dishwasher, integrated microwave, integrated fridge and sink. In addition, there is a part glazed door leading out to the rear garden.

Utility Room

5' 1" x 7' 8" (1.55m x 2.34m)

A range of low and eye level units with plumbing for washing machine, double glazed window to the side and door direct into the garage.

First Floor Landing

First floor landing with access to all three bedrooms, family bathroom and loft hatch access which is partially boarded.

Bedroom One

10' 6" x 11' 11" (3.20m x 3.63m)

A spacious DOUBLE bedroom with built in wardrobes and radiator.

En-Suite

A fully tiled en-suite with WC, wash hand basin, shower and obscured double glazed window to the side.

Bedroom Two

11' 5" max x 9' 1" (3.48m max x 2.77m)

Another DOUBLE bedroom with radiator and double glazed window to the front.

Bedroom Three

11' 4" max x 11' 4" (3.45m max x 3.45m)

A further DOUBLE bedroom with radiator and double glazed window to the front.

Bedroom Four

10' 5" x 8' 4" max (3.17m x 2.54m max)

A good size fourth bedroom with storage cupboard, radiator and double glazed window to the rear.

Family Bathroom

A fully tiled three piece family bathroom with WC, wash hand basin, bath with electric shower over, heated towel rail and obscured double glazed window.

Outside Front Garden

The front of the property benefits from a large driveway suitable for three cars, single garage, small lawned area, large border with mature shrubs, planting and cherry blossom tree. In addition to the driveway there is a hard standing area ideal for a large caravan/campervan.

Rear Garden

The rear of the property is very private with no one overlooking you and is fully enclosed by timber fencing with mainly laid to lawn, paved patio and mature garden borders with well stocked plants. In addition, there is side gate access to the front of the property, two water features, a double glazed and insulated garden room with electrics. There are also two garden sheds, a garden tool store and a gazebo. Finally there is also an outside tap and electric point to the rear garden.

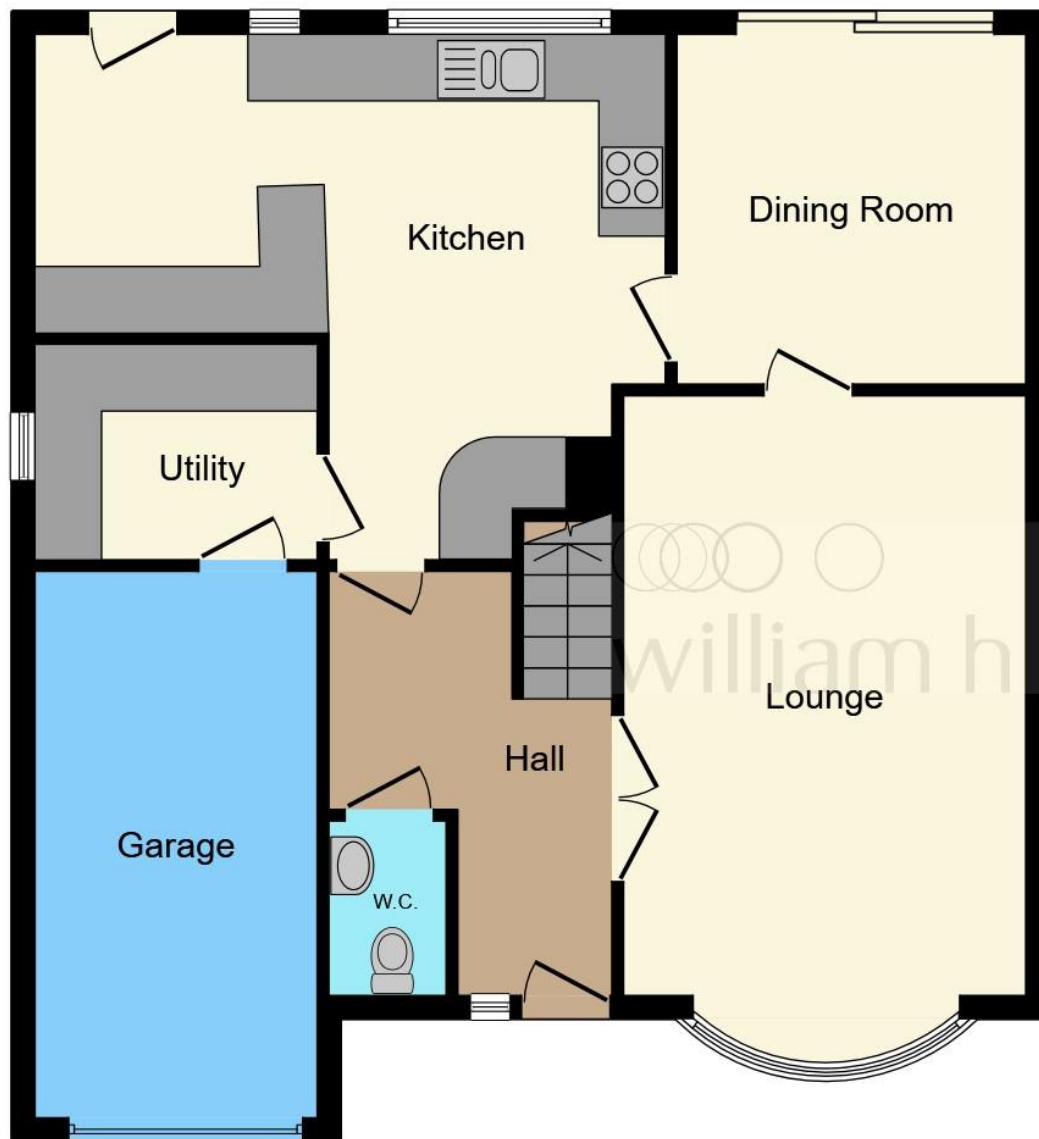
Garage

Single garage with up and over door, power, lighting and pedestrian door direct into the utility room.

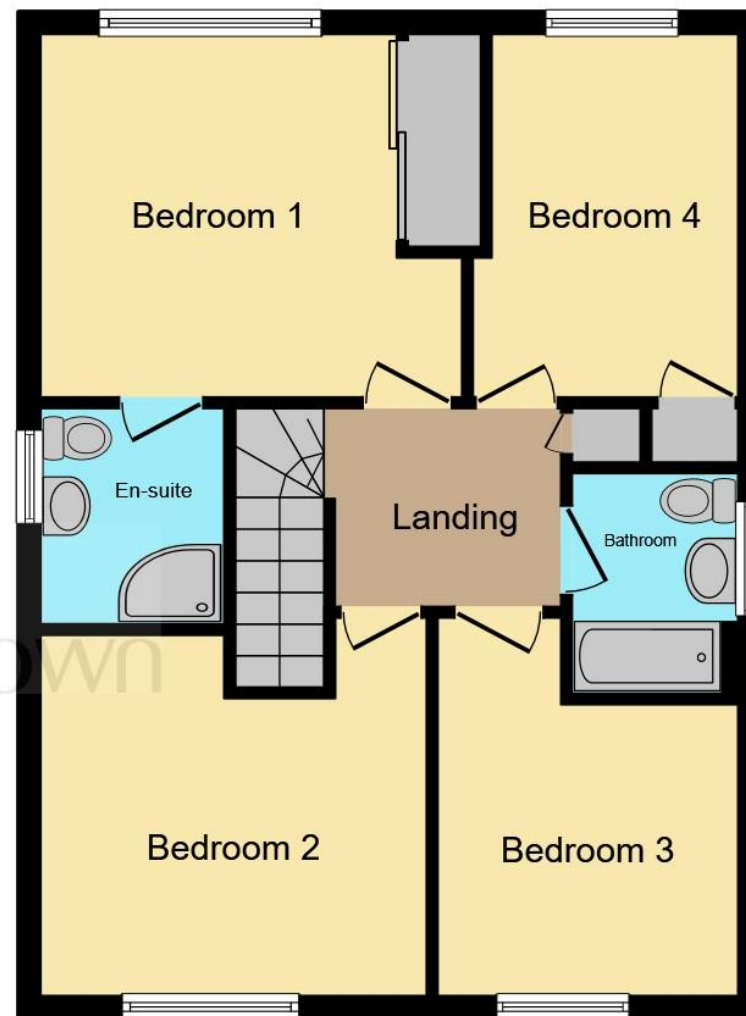


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Ground Floor



First Floor

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welcome to

The Holt, Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold

EPC Rating: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105319 - 0003

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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.



william h brown



01636 640473



newark@williamhbrown.co.uk



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



williamhbrown.co.uk