



**PORTFOLIO**  
from



william h brown

Threadneedle Way, Newark, NG24 3WP

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**\*\*STUNNING FAMILY HOME\*\*** This five/six bedroom detached family home ideally located in the popular development of Middlebeck with great access into Newark & A1. The property offers spacious accommodation throughout with the main open plan living space on the ground floor with Bi-folds to the garden.



## Entrance Hall

A bright and welcoming entrance hall with two storage cupboards, radiator and stairs rising to the first floor. There is access to the living room, WC/cloakroom and open plan kitchen/diner/lounge.

## WC/Cloakroom

Leading off the entrance with WC, wash hand basin, radiator, extractor fan and feature wall with tiling floor to ceiling.

## Living Room

20' 9" x 12' 2" ( 6.32m x 3.71m )

A generously sized dual aspect living room with double glazed window to the front, two radiators and double glazed French doors to the rear.

## Kitchen/Diner/Lounge

A stunning open plan kitchen/diner/lounge with bi-fold doors leading out to the paved patio and garden. The kitchen offers a range of modern low and eye level units, induction hob stainless steel splash-back, extractor, medium height electric double oven, built in dishwasher, space for fridge/freezer and stainless steel sink and drainer. In addition, the kitchen has a double glazed window to front. Opening into the dining/living space there are two radiators and double glazed Bi-fold doors



leading out to the paved patio/garden.

## Utility Room

4' 7" x 5' 2" ( 1.40m x 1.57m )

Leading off the open plan living space with plumbing for a washing machine, fitted work surface, radiator, housing to the 'IDEAL' gas fired boiler and uPVC door to the garden.

## First Floor

### Landing

First floor landing with radiator, airing cupboard and housing for the large hot water cylinder.

## Master Bedroom

15' 3" max x 12' 3" ( 4.65m max x 3.73m )

A spacious DOUBLE bedroom with radiator, double glazed window to the front and access to the en-suite shower room and walk in wardrobe.

## Walk-In-Wardrobe

A fantastic addition to the master bedroom with ample storage.

## En-Suite

A modern three piece en-suite bathroom with part tiled walls, WC, wash hand basin, heated towel rail, shower



with mixer tap, extractor fan and obscured double glazed window to the rear.

### Bedroom Four

11' 7" max x 10' 6" (3.53m max x 3.20m)

A generously sized bedroom two with built in wardrobes, radiator and double glazed window to the front.

### Bedroom Five

8' 11" x 9' 7" (2.72m x 2.92m)

Another good sized bedroom three with radiator and double glazed window to the front.

### Bedroom Six/Study

11' 6" x 9' 11" (3.51m x 3.02m)

A versatile room which could be used as a study or bedroom with double glazed window to the rear and radiator.

### Family Bathroom

A modern four piece family bathroom with part tiled walls, WC, wash hand basin, shower cubicle, bath with shower over, heated towel rail, extractor fan and obscured double glazed window to the rear.

### Second Floor

#### Landing

Second floor landing with two large storage cupboards and access into the second family bathroom and two further bedrooms.

### Bedroom Two

20' 7" max x 12' 6" (6.27m max x 3.81m)

Another DOUBLE bedroom located on the second floor with double glazed skylight window, radiator and double glazed window to the front.

### Bedroom Three

20' 8" x 9' 7" (6.30m x 2.92m)

A further DOUBLE bedroom located on the second floor





with double glazed skylight window, radiator and double glazed window to the front.

### Family Bathroom

A modern three piece shower room with part tiled walls, WC, wash hand basin, shower with mixer tap, extractor fan, heated towel rail and double glazed skylight window.

### Outside

#### *Front Garden*

The front of the property is accessed via a shared block-paved driveway with laid to lawn, borders with mature shrubs and fenced front boundary. The driveway leads round to the rear of the property with parking for multiple cars, access to the double garage and EV charging point.

### Rear Garden

The rear of the property is enclosed with timber fencing with mainly laid to lawn with paved path leading to the rear gate giving access to the driveway and garages. There are two paved patios, one smaller patio leading off the living room and another larger one off the open plan living space.



### Double Garage

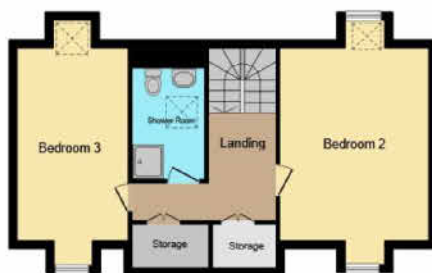
Detached double garage with two manual up and over doors, EV charging point to the front, power and lighting internally and a part glazed uPVC pedestrian door direct into the garden.



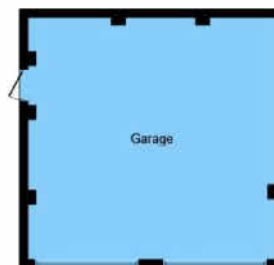
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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](http://www.focalagent.com)



# welcome to

## Threadneedle Way, Newark, NG24 3WP

William H Brown are pleased to present this stunning five/six bedroom detached family home ideally located in the popular development of Middlebeck with fantastic access into Newark town centre and A1. The ground floor comprises of entrance hall, WC/cloakroom, dual aspect living room with French doors to the garden, utility room and open plan kitchen/diner/lounge with BI-FOLD doors leading out to the garden. The first floor comprises of landing, master bedroom with walk in wardrobe and en-suite bathroom, bedroom four, bedroom five, bedroom six/study and four piece family bathroom. The second floor comprises of landing, bedroom two, bedroom three and three piece family bathroom. Externally the property benefits from a shared block paved driveway leading to a multi-car tarmac driveway, double garage and EV charging point. The rear garden is fully enclosed with timber fencing, mainly laid to lawn, two paved patios and pedestrian door into the garage.

**Threadneedle Way is conveniently situated to enjoy the amenities of the Middlebeck Development, Newark and Balderton. The property lies just a short walk from Christ Church C of E Infant and Nursery School, Flaxley Lane Community Park and Gannets Cafe as well as Balderton Lake, a choice of groceries shops, a dentist, medical centre and Sir Donald Bailey Academy being within easy reach.**

GUIDE PRICE

### £475,000 - £485,000

- DETACHED FAMILY HOME
- FIVE/SIX BEDROOMS
- OPEN PLAN KITCHEN/DINER/LOUNGE & SEPARATE LIVING ROOM
- REAR ENCLOSED GARDEN & DETACHED DOUBLE GARAGE

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

### 01636 640473

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