



The Old Mill, Farndon Road, Newark, NG24 4SP

welcome to

The Old Mill, Farndon Road, Newark

The Malting - one of only two available 3 bed semi detached houses in the exclusive new build development, The Old Mill, Farndon Road, Newark offering a unique & stylish lifestyle by the riverside. The property benefits from Parking & rear garden with a contemporary interior



Hallway

The property opens into an enclosed entrance hallway with doors leading through to the main living area & to the W.C.

Living Room

A spacious living room filled with natural light from the front facing window.

Features include LVT Flooring, TV & Cable points, stairs leading to the first floor, and a door providing access to the Kitchen Diner

Kitchen Diner

A contemporary two tone handleless kitchen, designed with soft close doors for a seamless finish.

Features include a stylish white sink with mixer tap, sleek electric ceramic hob, fan-assisted oven, and integrated appliances including fridge, freezer & washer dryer.

Stylish white marble effect laminate worktops and durable LVT flooring complete the modern look.

W.C

Convenient downstairs W.C, featuring a modern toilet and a sleek wash hand basin-ideal for guests and everyday use.

Landing

Landing with doors leading to all three bedrooms, Storage Cupboard and convenient access to the loft, providing additional storage potential.

Master Bedroom

Generously sized master bedroom, finished with high-quality carpet for a warm and comfortable feel, featuring a USB charging point for added convenience, and a private door leading to the en-suite bathroom.

En-suite

Stylish en-suite, featuring a sleek shower, toilet, and a white vanity unit with integrated wash hand basin and modern black mixer tap. Finished with contemporary terrazzo-style tiled flooring, a black heated towel rail, and a large LED wall mirror-blending functionality with a bold, modern aesthetic.

Bedroom Two

Bedroom Two features a front-facing window that fills the room with natural light, high-quality carpet underfoot, and a convenient USB charging point-ideal for modern living

Bedroom Three

Bedroom Three has a window to the front aspect. Finished with high-quality carpet and a USB charging point, it offers comfort and convenience in equal measure.

Family Bathroom

Contemporary family bathroom featuring a bath with overhead shower, white vanity unit with integrated sink and sleek black mixer tap, and a matching black heated towel rail. Finished with terrazzo-style tiled flooring and a large LED wall mirror, this space combines modern style with everyday practicality.

Exterior

Externally, the property boasts a low-maintenance rear garden, ideal for relaxing or entertaining outdoors. There is private tandem parking, along with modern external lighting for added style and security. Residents also enjoy gated access to the scenic riverside and walkway, offering a peaceful retreat just moments from the doorstep.

Location

Newark is a historic market town rich in charm and heritage, set along the picturesque River Trent. Known for its stunning Georgian architecture, thriving marketplace, and the iconic Newark Castle, the town offers a vibrant mix of independent shops, restaurants, and cafes. Excellent transport links include easy access to the A1 and A46, and Newark North Gate station provides direct rail connections to London King's Cross in just over an hour - ideal for commuters. With its blend of modern amenities, riverside beauty, and historical appeal, Newark is a highly sought-after location for families and professionals alike.

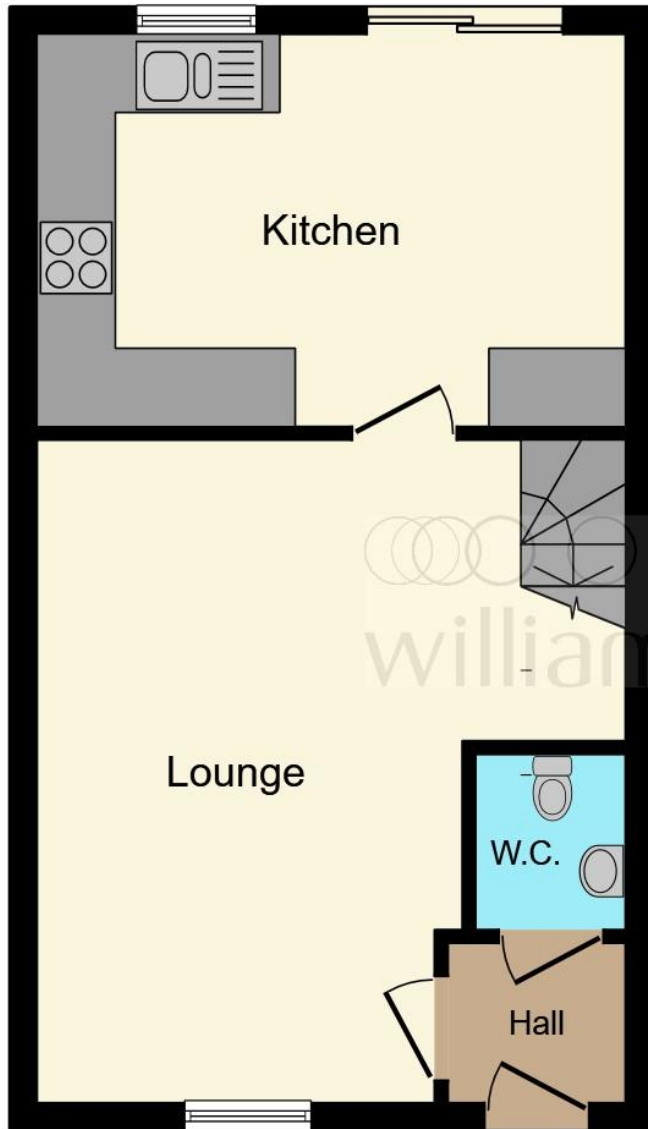
Agents Notes

Errors and Omissions Accepted and NB: Due to a policy of continual review, the developer reserves the right to alter the specification and design without prior notice" to provide us in case we need to change something for supply chain or other reasons. CGI's used

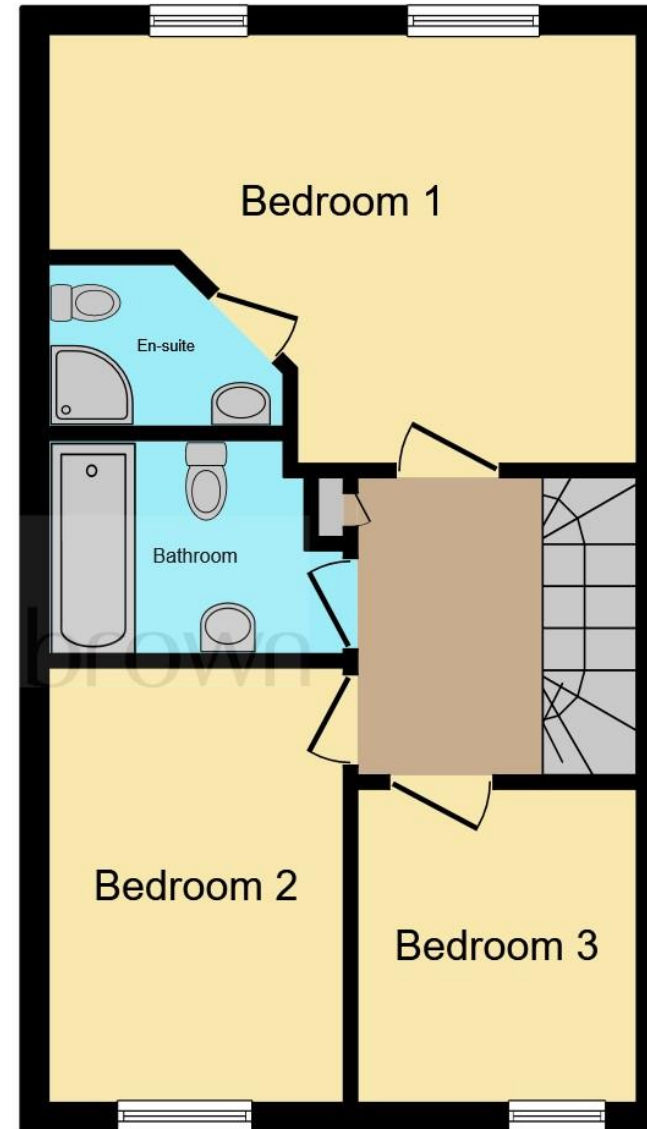


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Ground Floor



First Floor

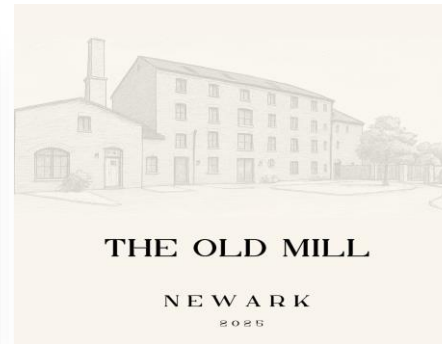
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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The Old Mill, Farndon Road, Newark

- THE MALTING - A THREE BED SEMI DETACHED HOUSE WITH PARKING & GARDEN
- KITCHEN DINER & SEPERATE LOUNGE
- DOWNSTAIRS W.C
- MASTER BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS & FAMILY BATHROOM
- RESERVATIONS BEING TAKEN NOW WITH FLOORING & PAINT CHOICES

Tenure: Freehold EPC Rating: Exempt



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Property Ref:
NWK105922 - 0005

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.



william h brown



01636 640473



newark@williamhbrown.co.uk



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



williamhbrown.co.uk