

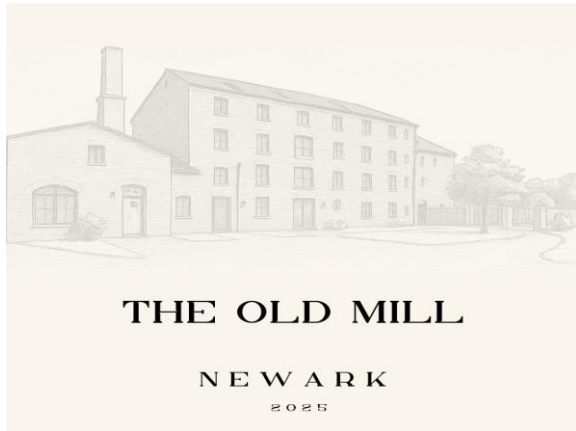


The Old Mill, Farndon Road, Newark, NG24 4SP

welcome to

The Old Mill, Farndon Road, Newark

A rare opportunity to own a beautifully converted 3 bedroom former boiler house, nestled within the exclusive new build development of The Old Mill , Farndon Road, Newark. This stunning home blends character & contemporary design, offering a unique & stylish lifestyle by the riverside.



Hallway

The property opens into a spacious hallway, complete with a useful storage cupboard, staircase rising to the first floor, and a door leading through to the main living area.

Open plan Kitchen Living Dining

A spacious open-plan kitchen, dining, and living room enjoys an abundance of natural light, thanks to dual-aspect windows and stunning bi-fold doors that open out to the rear garden-perfect for indoor-outdoor living.

The beautifully designed Scandi-style kitchen features a central island with seating, ideal for casual dining or entertaining, and comes complete with integrated appliances including an oven, hob, fridge, freezer, and washer dryer.

The living area offers a comfortable space to unwind, with a TV and cable point already in place, while the dining area provides the perfect setting for families or hosting guests.

Finished with high-quality LVT flooring throughout, this versatile open-plan space is both stylish and practical. A door leads through to;

Utility Room

A well-appointed utility room fitted with a range of wall and base units, complemented by a sink-offering practical additional storage and workspace, ideal for laundry and everyday tasks.

Downstairs W.C

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

Landing

Spacious landing with doors leading to all three bedrooms 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.

Ensuite

Stylish en-suite, featuring a sleek shower, toilet, and a Scandi-style 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 benefits from dual-aspect windows to the front and side, creating a bright and airy space. 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, Scandi-style 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 courtyard garden, ideal for relaxing or entertaining outdoors. There is private 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.

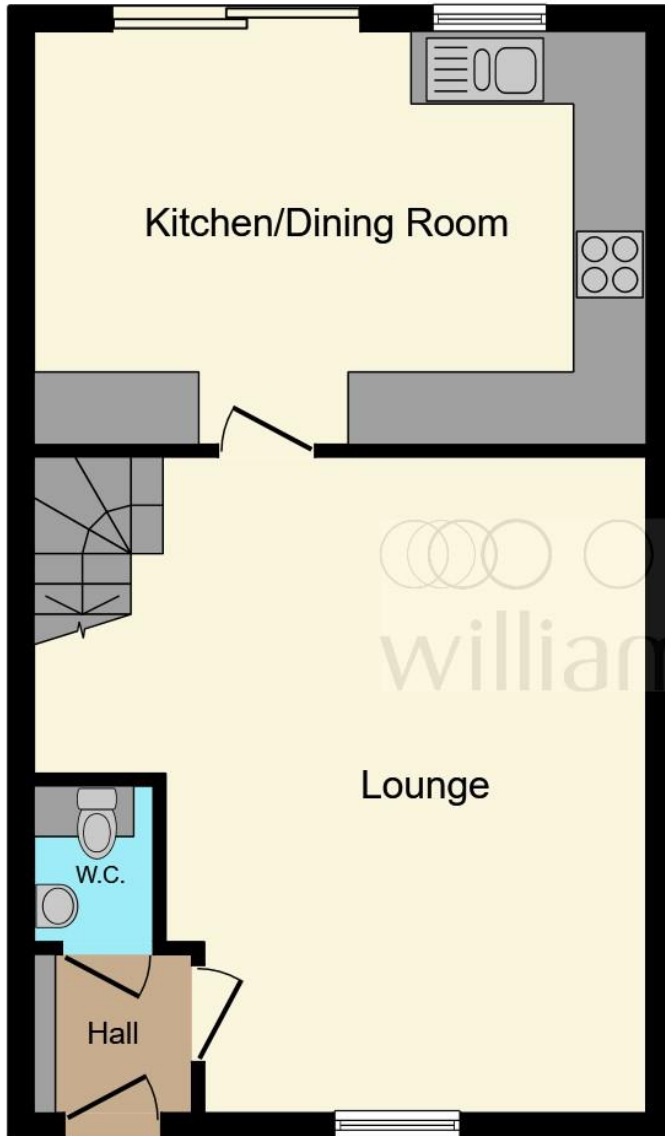
Agents Notes

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

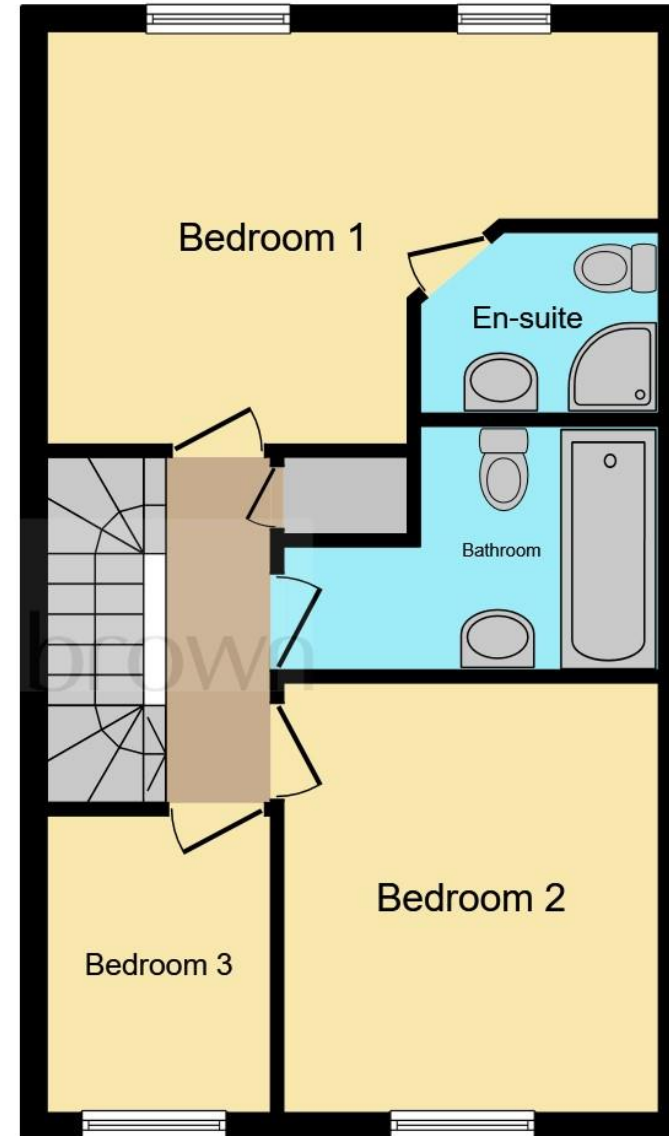


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Ground Floor



First Floor

welcome to

The Old Mill, Farndon Road, Newark

- THREE BEDROOM HOUSE WITH PARKING & COURTYARD STYLE GARDEN
- SPACIOUS OPEN PLAN KITCHEN, DINING, LIVING AREA WITH SEPARATE UTILITY ROOM & DOWNSTAIRS W.C
- MASTER BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS & FAMILY BATHROOMS
- FLOORING THROUGHOUT
- ENERGY EFFICIENT PROPERTY WITH DOUBLE GLAZED WINDOWS

Tenure: Freehold EPC Rating: Exempt

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Property Ref:
NWK105920 - 0010

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.

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