





welcome to

The Weavers, NEWARK

A fantastic four bedroom detached family home ideally located in a quiet cul-de-sac close to the River Trent with easy access into Newark town centre and A46. Briefly comprising of entrance, cloakroom, two reception rooms, kitchen, utility, four bedrooms, two en-suite's, bathroom, drive and garage.













Entrance Hall

Leading through a part glazed uPVC front door into the entrance hall with stairs rising to the first floor.

Wc/Cloakroom

Downstairs cloakroom with WC, wash hand basin and obscured double glazed window.

Living Room

14' 11" excluding bay x 11' 4" (4.55m excluding bay x 3.45m)

A spacious bay fronted living room with gas fire, radiator and double glazed bay window to the front.

Reception room

10' 5" x 15' 2" (3.17m x 4.62m)

A stunning addition to the property with double glazed bi-fold doors to the rear, underfloor heating and skylight window.

Kitchen

17' 10" x 12' 4" max (5.44m x 3.76m max)

A range of modern low and eye level units with electric hob, extractor, oven, integrated dishwasher, integrated fridge and sink and drainer. In addition, the kitchen also benefits from a storage cupboard and radiator.

Utility Room

10' 1" x 7' 6" (3.07m x 2.29m)

A range of low and eye level units with sink and drainer, boiler housing and plumbing for a washing machine.

First Floor Landing

First floor landing with loft access and access into all four bedrooms and the family bathroom.

Bedroom One

12' 8" max x 12' 6" (3.86m max x 3.81m)

A generously sized master bedroom with a range of built in wardrobes, double glazed window to the front and radiator.

En-Suite

A part tiled en-suite bathroom with WC, wash hand basin, shower cubicle with electric shower, radiator and obscured double glazed window to the front.

Bedroom Two

7' 7" x 19' (2.31m x 5.79m) Another DOUBLE bedroom with double glazed

window to the front and radiator.

En-Suite

A part tiled en-suite bathroom with WC, wash hand basin, shower cubicle with electric shower, radiator and obscured double glazed window to the rear.

Bedroom Three

8' 11" x 10' 6" (2.72m x 3.20m)

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

Bedroom Four

9' x 7' 1" (2.74m x 2.16m)

A good sized fourth bedroom with double glazed window to the rear and radiator.

Family Bathroom

A modern three piece family bathroom with WC, wash hand basin, bath, radiator and obscured double glazed window.

Outside Front Garden

The front of the property offers driveway parking leading to the garage and small laid to lawn area with path to the front door.

Rear Garden

The rear of the property is enclosed with timber fencing, mainly laid to lawn with plants and shrubs.

Garage

Single garage with electric roller system door.







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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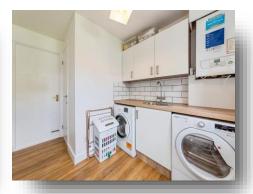
- DETACHED FAMILY HOME
- KITCHEN & UTILITY ROOM
- FOUR BEDROOMS
- TWO EN-SUITE BATHROOMS
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited Council Tax Band: D

£350,000







Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: NWK105850 - 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.





01636 640473



newark@williamhbrown.co.uk



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



williamhbrown.co.uk