



The Willows, 53 Kelham Road
Newark, NG24 1BU

Guide Price £550,000 to £575,000



4



2



3



D

The Willows, 53 Kelham Road

Newark, NG24 1BU

*****WARMTH, CHARACTER & CHARM***** Guide Price £550,000 to £575,000. A unique opportunity to own this delightful four/five bedroom detached family home, nestled within walking distance to Newark Town centre yet benefits from beautiful countryside views.

The original building dates back to 1929 and sits on a generous plot of approximately third of an acre. The original part of the property maintains many character features which have been tastefully carried into the extended part of the property. The owners have updated this beautiful spacious family home with much love, and their attention to detail is noticeable the moment you enter this magnificent property.

The hub of the home is the extended open plan kitchen living dining area. This extends to over 34ft and overlooks the fabulous gardens and terrace. The newly fitted high specification bespoke kitchen is a space to create a culinary treat whilst entertaining guests in the dining/seating area with delightful views onto the garden terrace. The open fire in the snug area adds a touch of warmth to those chiller winter evenings and is a place to relax, unwind and read a book. The rest of the downstairs accommodation boasts an entrance hall, a lounge, study which could be used as bedroom five, downstairs WC, a guest bedroom with a dressing area and an en suite shower room. The downstairs accommodation offers versatility and would be suitable for multi generation living. The first floor landing leads to three bedrooms with fitted wardrobes to bedroom two and three, a newly fitted luxury shower room and a separate WC.

The property provides off road parking via gravelled driveway that leads to double gates giving access to further parking and the detached garage. The double garage has been modified to create one half of the garage into a utility room with a range of cupboards and drawers, with provisions for appliances. There is a stainless steel sink, and a door leading to a WC.

Outside the extensive gardens are majority laid to lawn with mature shrubs & bushes, various mature trees, a raised paved seating terrace with lighting, a log cabin measuring 13'10 x 10'7 which is usable all year round to enjoy the countryside views with a log burning stove, lighting and power. The beauty of this property is that it is hidden off Kelham Road and although it is within walking distance to Newark Town Centre and the Train station it offers that country feel with its open views and privacy. This property has easy access to local amenities, local schools and good transport links to include the A1, A46, A52 & the A17 making it ideal for commuters.

Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Grantham, Sleaford, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





Entrance Hall

Lounge
14'0 x 12'4 (4.27m x 3.76m)

Snug
12'0 x 11'8 (3.66m x 3.56m)

Family Area
12'10 x 11'11 (3.91m x 3.63m)

Dining Area
11'11 x 9'9 (3.63m x 2.97m)

Breakfast Kitchen Area
18'8 x 11'11 (5.69m x 3.63m)

WC
5'0 x 5'0 (1.52m x 1.52m)
max measurements

Study
12'0 x 11'11 (3.66m x 3.63m)

Ground Floor Bedroom
17'8 x 12'0 (5.38m x 3.66m)
max measurements

Ensuite
8'3 x 7'11 (2.51m x 2.41m)
max measurements

Landing

Bedroom One
12'3 x 12'1 (3.73m x 3.68m)

Bedroom Two
10'5 x 10'1 (3.18m x 3.07m)

Bedroom Three
11'11 x 6'0 (3.63m x 1.83m)

Shower Room
8'2 x 5'8 (2.49m x 1.73m)

WC
5'9 x 3'0 (1.75m x 0.91m)

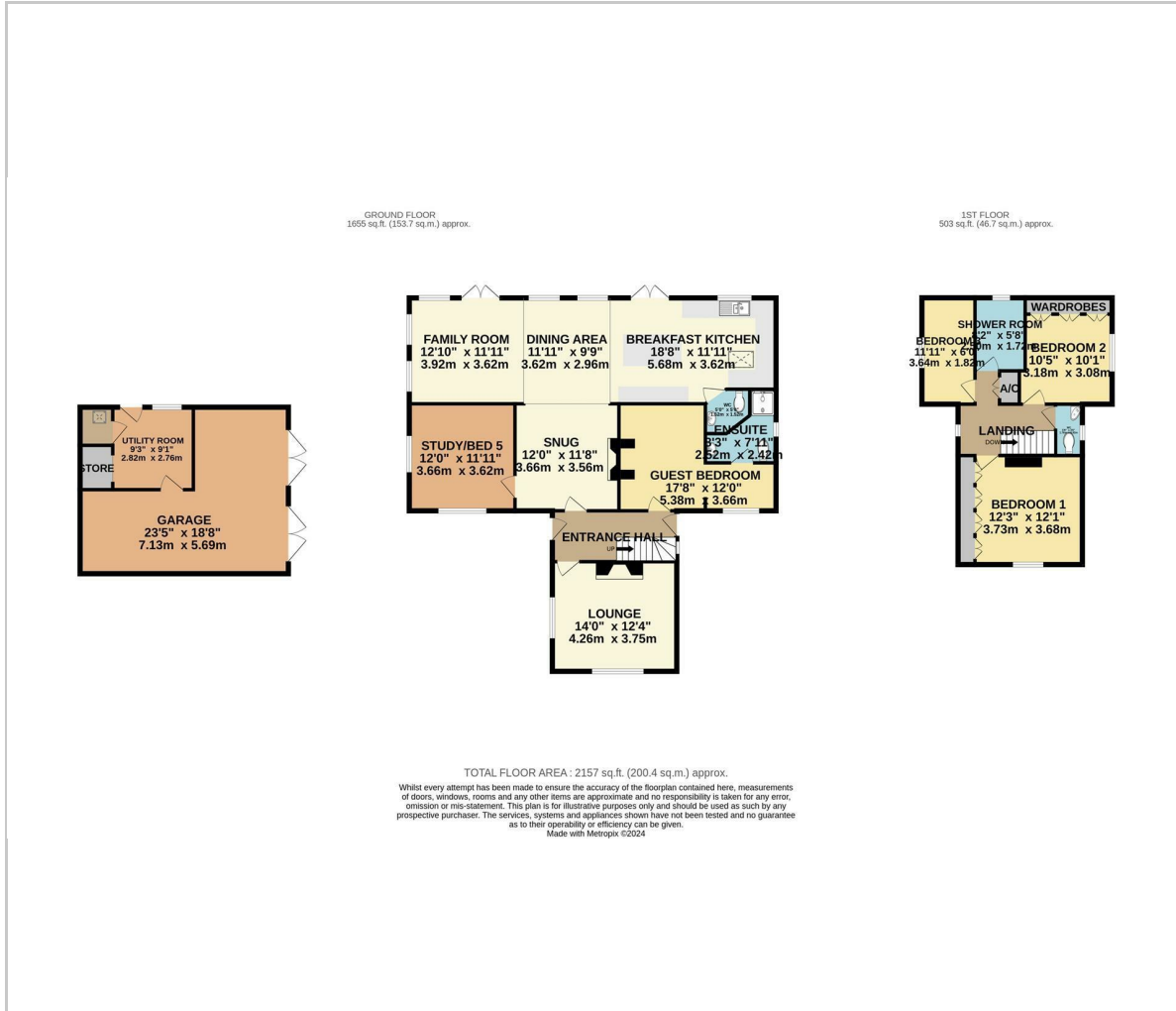
Garage
23'5 x 18'8 (7.14m x 5.69m)
max measurements

Utility Room
9'3 x 9'1 (2.82m x 2.77m)

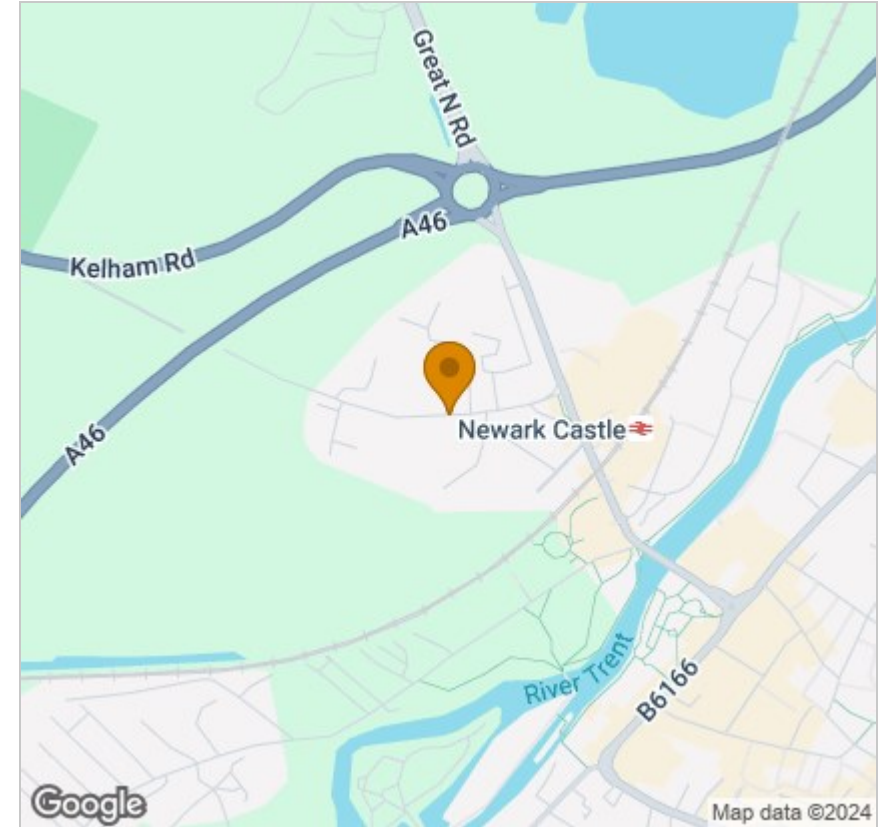
WC



Floor Plan



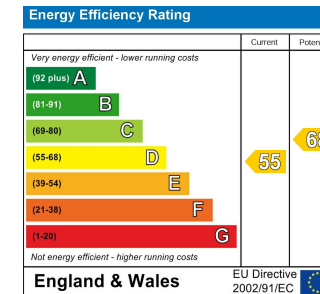
Area Map



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>