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10 Newbury Road
Newark, NG24 2GA

£390,000



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An immaculately presented four bedroom family home set on an enviable position on Newbury Road. The property has had a number of improvements in recent years and comprises two reception rooms, utility, cloaks, kitchen/breakfast room and an Orangery to the ground floor. The well designed house offers fitted wardrobes to all bedrooms, an en-suite to the master bedroom which also boasts a French door opening to the Juliet balcony and family bathroom. Gardens, double garage and off road parking.

Entrance Hall

Entrance doorway with canopy over over gives access to the entrance hall with stairs rising to the first floor and doors off to reception rooms, kitchen and cloakroom. Useful stairs cupboard. Radiator.

Lounge

18'11" x 11'3" (5.77m x 3.43m)

Having window to the front elevation. French doors with side glazed panels open to the Orangery. Central feature fire surround and hearth inset with living flame effect gas fire. Two radiators.

Orangery

16'5" x 9'10" (5.00m x 3.00m)

A superb addition to the family home creating an excellent family space with access from both the kitchen and lounge. French doors open to the garden. Abundance of natural light form both the windows over looking the garden and the roof lantern. Ceramic tiled flooring. Radiator.

Dining Room

11'3" x 11'1" (3.43m x 3.38m)

Window to the front elevation. Radiator.

Breakfast Kitchen

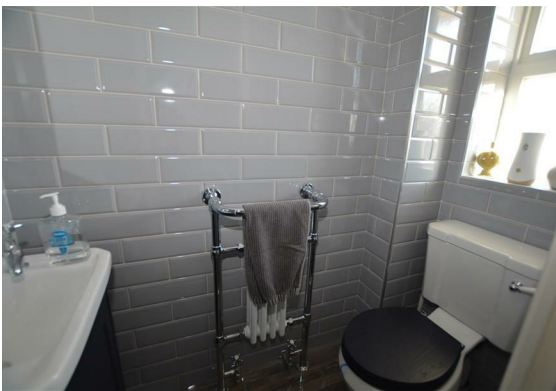
11'2" x 9'9" (3.40m x 2.97m)

Refitted and offering a well planned kitchen with wall and base units surmounted by a working surface inset with a ceramic one and a half sink and drainer. Breakfast bar with storage below. Space for both an American style fridge freezer and cooking range. Ceramic tiled flooring. Splash back tiling. Window to the rear elevation. Radiator.

Utility Room

7'5" x 5'4" (2.26m x 1.63m)

Fitted with full height cupboard and base cupboard with working surface over inset with a stainless steel sink and drainer. Wall mounted boiler serving the gas fired central heating system. Door to the side elevation. Ceramic tiled flooring.





Cloakroom
 5'7" x 2'8" (1.70m x 0.81m)
 Refitted approximately 4 years ago with a white suite comprising low suite WC and pedestal wash hand basin. Fully tiled walls and floors. Contemporary towel radiator. Window to the front elevation.

First Floor Landing
 Stairs rise to the first floor to the galleried landing with feature full height arch window to the rear elevation. Access to the loft hatch. Storage cupboard housing the hot water cylinder with shelving above. Doors off to the bedrooms and family bathroom. Radiator.

Master Bedroom
 11'4" x 9'11" (3.45m x 3.02m)
 A well designed bedroom with vaulted ceiling and French doors opening to the Juliet balcony with bullseye window above. Fitted wardrobes. Further window to the side elevation. Radiator. Door to the:-



En-suite
 7'10" x 5'2" (2.39m x 1.57m)
 Fitted a white suite comprising low suite WC, wash hand basin set within a vanity unit and shower cubicle. Tiled flooring. Window to the side elevation.

Bedroom Two
 11'8" x 8'9" max (3.56m x 2.44m/2.74m max)
 Window to the rear elevation. Double wardrobe. Radiator.

Bedroom Three
 11'8" x 8'9" max (3.56m x 2.67m max)
 Window to the front elevation. Double wardrobe. Radiator.

Bedroom Four
 11'3" x 9'8" max (3.43m x 2.95m max)
 Window to the front elevation. Double wardrobe. Radiator.

Family Bathroom
 6'8" x 5'4" (2.03m x 1.63m)
 Refitted approximately 4 years ago and offers a white suite with double ended free standing bath with center taps with shower attachment, vanity wash hand basin and close coupled WC. Part tiled walls. Ceramic tile flooring. Window to the front elevation.

Gardens
 To the front a tarmac driveway with brick paving edging provides off road parking and turning in front of the double garage with two up and over doors, power and light. Gravelled beds planted with a variety of shrubs. Pedestrian side gate gives to the rear garden which has a block paved patio area and is mainly set to lawn with flower and shrub boards.

Local Authority
 Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

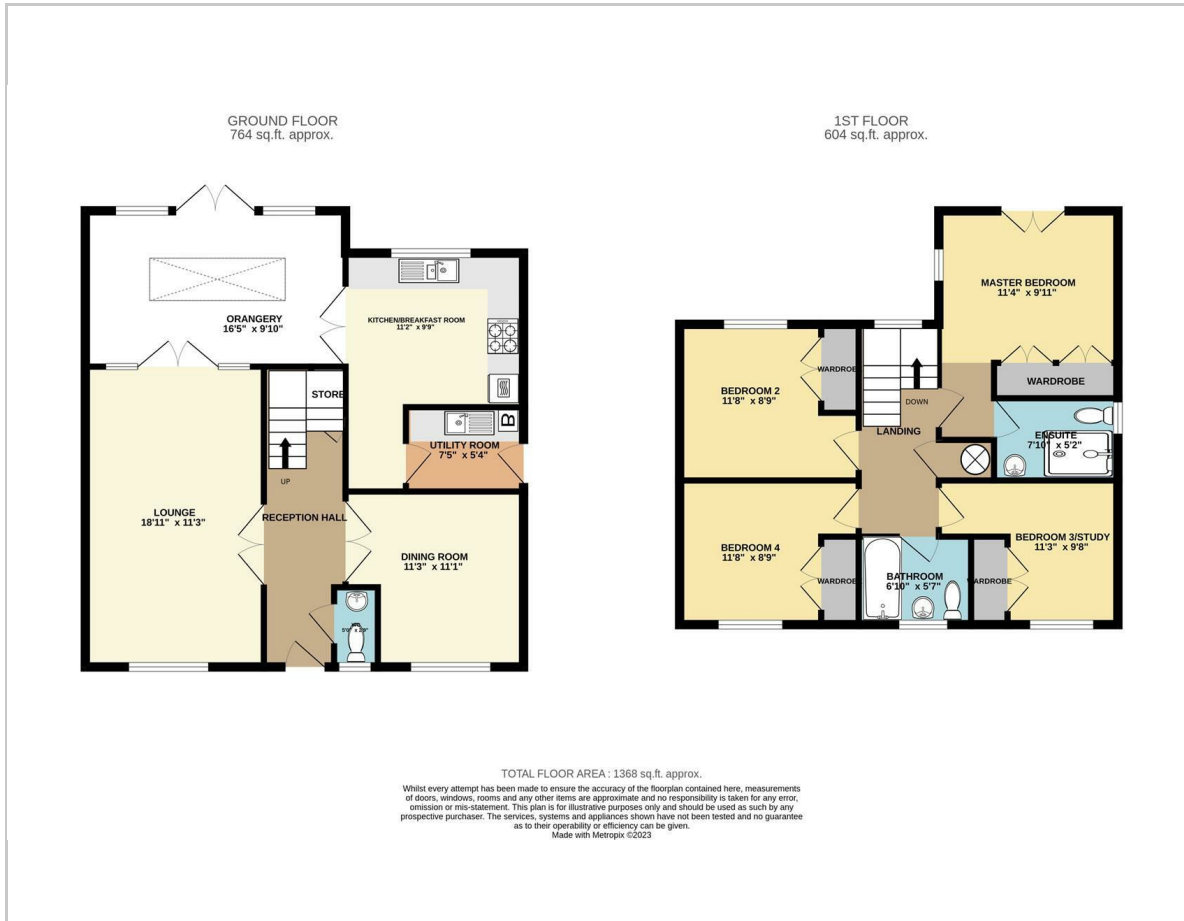
Services
 All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
 Freehold with vacant possession.

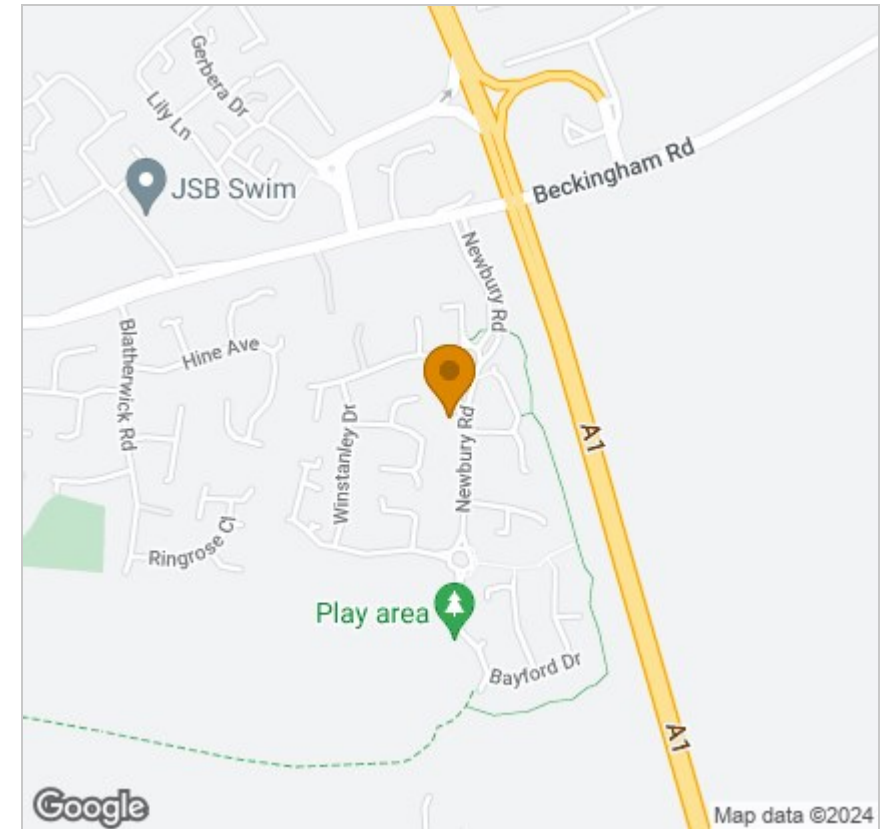
Viewing Information
 By appointment with the agents office.



Floor Plan



Area Map

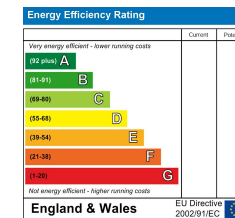


Viewing

Please contact our Alasdair Morrison Newark Office on 01636 700888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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