

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



8 Gladstone Road  
Newark, NG24 4HZ

**Guide Price £275,000**



## 8 Gladstone Road

Newark, NG24 4HZ

Spacious semi detached house with extremely large rear garden \*\*\* Situated in this popular location this spacious traditional semi-detached house offers accommodation including porch, entrance hall, lounge, dining room, breakfast kitchen, first floor, three good sized bedrooms and bathroom. Outside, driveway for two cars to the front with gated access to the side which is 9'7 wide leading to a large garage/workshop with light and power, rear private deck area and garden and gate which leads to a superb large rear lawned plot which is totally enclosed and has an air raid shelter in one corner. We highly recommend a viewing to appreciate this spacious home with delightful large rear garden.

### Entrance Hall

21'03" x 7'05" (6.48m x 2.26m)

Tiled floor. Radiator. Double glazed window to the side elevation. Doors off and stairs rising to the first floor.

### Dining Room

12'04" x 11'03" (3.76m x 3.43m)

Wooden floor. Feature wood panelled wall. Radiator. Double glazed window to the front elevation.

### Lounge

13'05" x 11'05" (4.09m x 3.48m)

Log burner inset to chimney breast with slate hearth. Oak flooring. Radiator. T.V point. Double glazed double doors to the rear.

### Kitchen/Breakfast Room

19'03" x 7'05" (5.87m x 2.26m)

Fitted with a range of wall and base units surmounted by a worksurface inset with stainless steel single drainer and sink unit. AEG oven and grill. 5 ring gas hob with extractor over. Integral dishwasher and fridge/freezer. Microwave. Tiled floor. Radiator. Double glazed window and door to the side elevation. Understairs shelved pantry cupboard. Downlights inset to ceiling.

### First Floor Landing

Access to part boarded loft with loft ladder. Double glazed window to the side.





**Bedroom One**  
13'05" x 11'05" (4.09m x 3.48m)  
Panelled wall. Radiator. Triple fitted wardrobes. Double glazed window to the rear elevation.



**Bedroom Two**  
12'04" x 11'03" (3.76m x 3.43m)  
Radiator. Triple fitted wardrobes. Double glazed window to the front elevation.

**Bedroom Three**  
8'09" x 7'05" (2.67m x 2.26m)  
Radiator. Double glazed window to the front elevation.



**Bathroom**  
9'10" x 7'0" (3.00m x 2.13m)  
Fitted with a "Roca" suite comprising bath with central taps, pedestal wash hand basin, low flush WC and shower cubicle. Electric towel rail. Fully tiled walls. Radiator. Double glazed window to the front elevation.

**Outside**  
To the front there is a tarmac drive providing off road parking for 2 cars. Front light. The side entrance is gated with a side light. The large rear garden is totally enclosed with a lawned area containing mature trees and shrubs. Timber shed (13'08" x 8'0"), chicken run and external power and light. Outside tap. Garden decking. Air raid shelter.



**Outside Store**  
Outside store with double glazed window to the side. Vented and plumbed for washing machine. Central heating boiler. Tiled floor and radiator.

**Garage/Workshop**  
26'04" x 11'10" (8.03m x 3.61m)  
Double front doors and side door. Consumer unit allowing rear garden power.

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

**Tenure**  
Freehold with vacant possession.

**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.

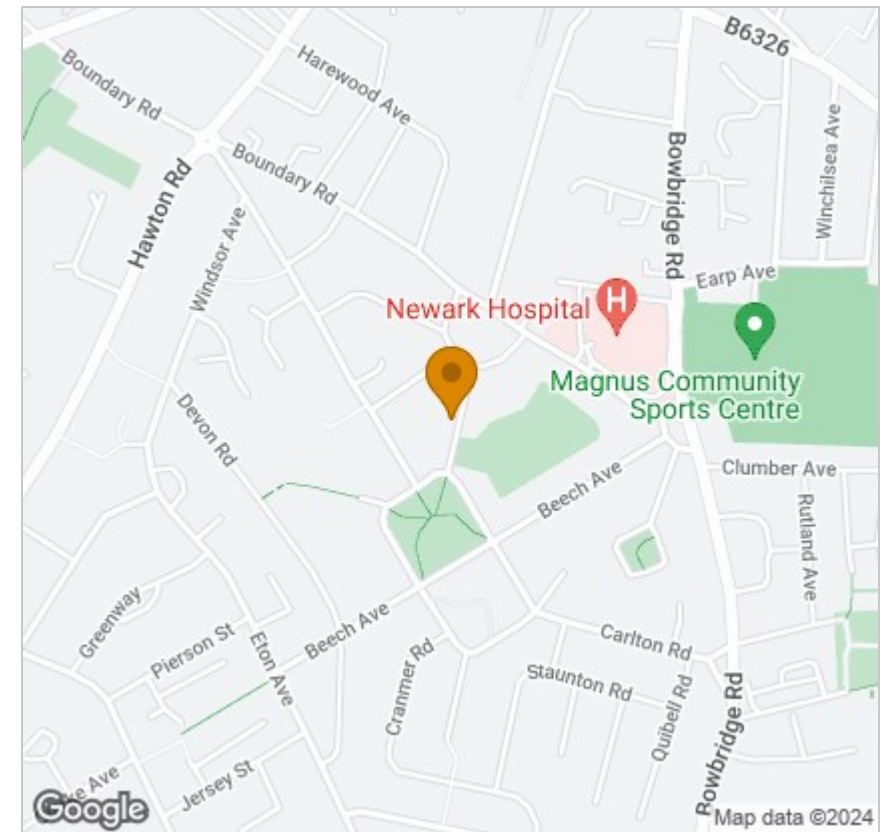
**Viewing**  
By appointment with the office, call 01636 813971.



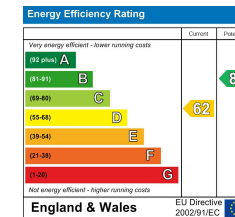
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk  
 26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

