

# HoldenCopley

PREPARE TO BE MOVED

Yarnsworth Road, Newark, Nottinghamshire NG24 3WL

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Guide Price £450,000



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GUIDE PRICE - £450,000 - £490,000

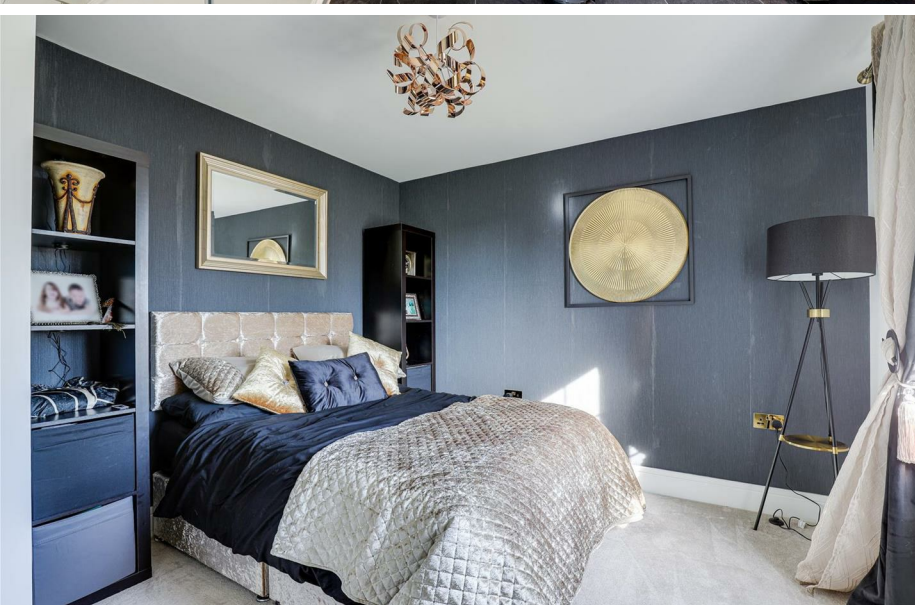
PREPARE TO BE IMPRESSED...

This stunning, spacious six-bedroom detached house is the ideal family home, offering a blend of modern living and comfort. Nestled on a private road in a sought-after location, the property is within close proximity to a range of local amenities, including shops, cafes, and excellent schools such as Christ Church School. Upon entering, you're greeted by a welcoming entrance hall that leads to the expansive living room. Featuring a front-facing window and double French doors that open to the rear garden, this room offers an abundance of natural light and provides a seamless flow to outdoor living. The heart of the home is the modern, open-plan kitchen diner, designed with both culinary needs and family gatherings in mind. Bifold doors open to the rear garden, creating a perfect space for entertaining. Additionally, the ground floor includes a convenient utility room and a ground floor W/C. The first floor hosts three generously sized double bedrooms, along with a spacious single bedroom. The main bedroom features its own dressing room and a stylish en-suite bathroom, providing a private retreat. The remaining bedrooms are well-served by a family bathroom. The top level of the house comprises two further double bedrooms, offering plenty of room for a growing family or guests, alongside another modern bathroom. Outside, the property offers a large driveway with ample off-road parking, an EV charging point, and access to the double garage. The front garden is well-maintained with a lawn and established plants and shrubs. The rear garden is a beautifully landscaped space, complete with two patio seating areas, a manicured lawn, and borders filled with mature plants and shrubs, making it the perfect outdoor retreat for relaxation and family fun.

MUST BE VIEWED!







- Substantial Detached House
- Six Bedrooms & Dressing Room
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Two Family Bathrooms
- Large Driveway & Double Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'8" x 7'4" (4.78m x 2.25m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, a double doored cloak/storage area, a double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

20'9" x 12'2" (6.34m x 3.73m)

The living room has carpeted flooring, two radiators, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen Diner

28'1" x 15'5" (8.58m x 4.70m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated Hotpoint self-clean oven, combination microwave and plate warmer, a gas hob, an extractor fan, frost-free fridge freezer and dishwasher, two radiators, recessed spotlights, laminate wood effect flooring and bifold doors openng out to the rear garden.

Utility Room

4'7" x 6'6" (1.40m x 2.00m)

The utility room has a fitted base and wall unit with a worktop, a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, a radiator, laminate wood-effect flooring and a single composite door providing access to the rear garden.

W/C

5'5" x 4'11" (1.67m x 1.52m)

This space has a concealed low level dual flush W/C, a wash basin, a radiator, partially tiled walls, recessed spotlights and laminate wood-effect flooring.

FIRST FLOOR

Landing

10'6" x 9'9" (3.21m x 2.98m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard and access to the first floor accommodation.

Master Bedroom

13'6" x 12'2" (4.14m x 3.72m)

The main bedroom has carpeted flooring, a radiator, access to the dressing room & ensuite and a UPVC double-glazed window to the front elevation.

Dressing Room

6'9" x 5'10" (2.08m x 1.80m)

The dressing room has carpeted flooring with ample storage space.

En-Suite

10'4" x 6'10" (3.16m x 2.09m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a walk-in low profile access shower with an overhead rainfall shower and a handheld shower head thermostatically controlled on a digital pad, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, tiled effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'5" x 12'5" (3.19m x 3.80m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'10" x 9'7" (2.71m x 2.94m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Four

6'9" x 9'11" (2.06m x 3.04m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

10'10" x 5'6" (3.32m x 1.69m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a double-ended bath with central tap and an overhead rainfall shower with a handheld shower head, a walk-in low profile access shower with an overhead rainfall shower and a handheld shower head thermostatically controlled on a digital pad, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, tiled effect flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

5'1" x 13'0" (1.56m x 3.97m)

The landing has carpeted flooring, two in-built storage cupboards, access to the second floor accommodation and access to the loft.

Bedroom Five

15'5" x 12'5" (4.72m x 3.80m)

The fifth bedroom has carpeted flooring, a radiator, a Velux window and a UPVC double-glazed window to the front elevation.

Bedroom Six

15'5" x 9'1" (4.72m x 2.77m)

The sixth bedroom has carpeted flooring, a radiator, a Velux window and a UPVC double-glazed window to the front elevation.

Bathroom

6'0" x 8'3" (1.85m x 2.52m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, a walk-in low profile access shower with an overhead rainfall shower and a handheld shower head thermostatically controlled on a digital pad, a heated towel rail, a wall-mounted electric shaving point, partilly tiled walls, recessed spotlights, tiled effect flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a large driveway providing off-road parking for multiple cars, access to the double garage, an EV charging point, gated access to the rear garden and a garden area with a lawn and plants and shrubs.

Rear

To the rear is a landscaped garden with a paved patio area, a black Indian slate patio area, a lawn boarded by a variaety of plants and shrubs, an outdoor tap, outdoor double power sockets and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band F

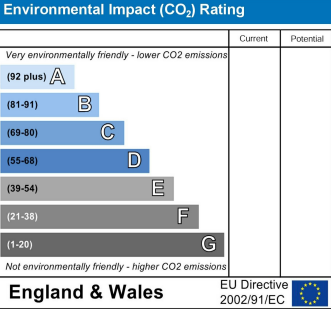
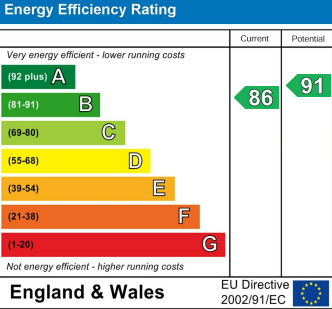
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The vendor has advised the following:  
Property Tenure is Freehold

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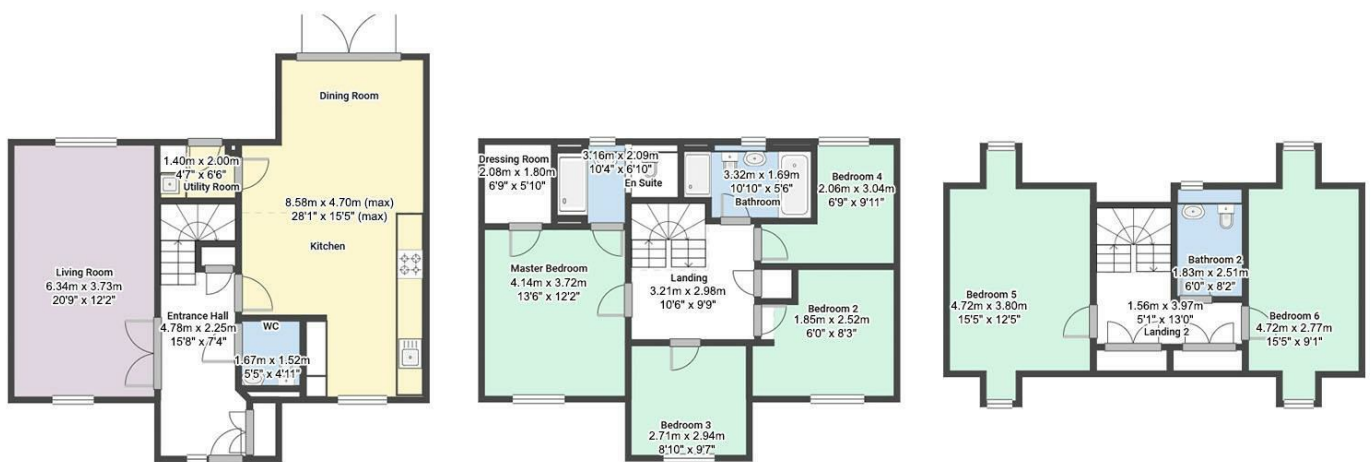
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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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