

HoldenCopley

PREPARE TO BE MOVED

Yarnsworth Road, Newark, Nottinghamshire NG24 3WL

Guide Price £450,000

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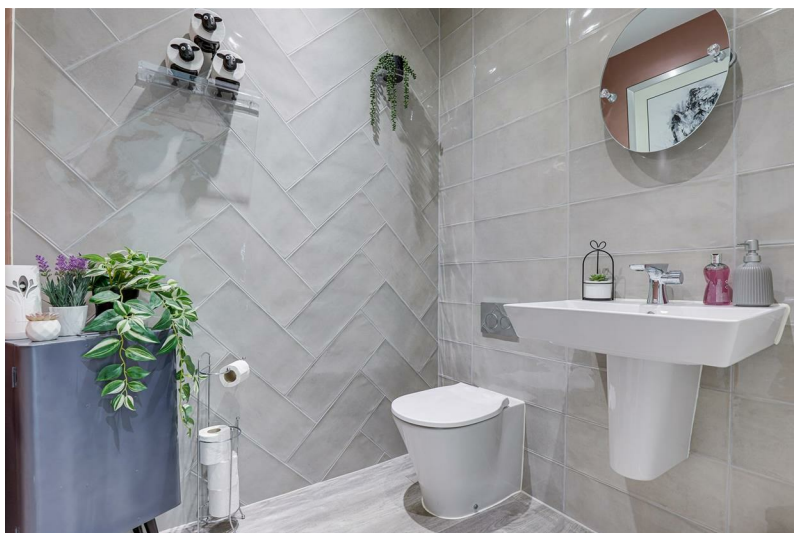


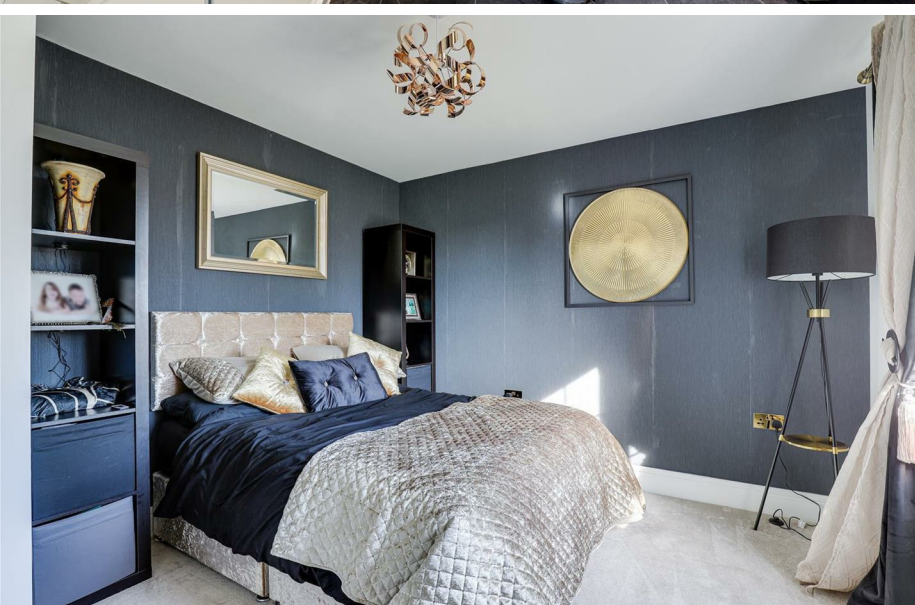
GUIDE PRICE - £450,000 - £490,000

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, partially 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 variety 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

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

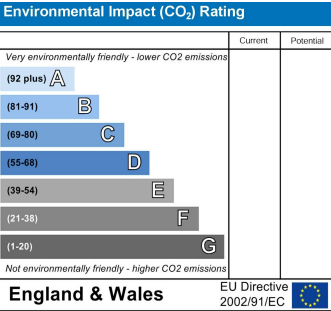
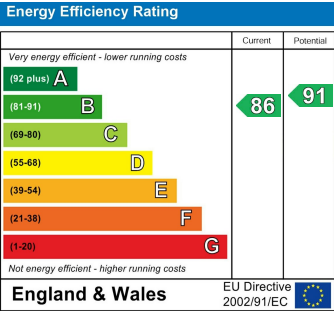
The vendor has advised the following:

Property Tenure is Freehold

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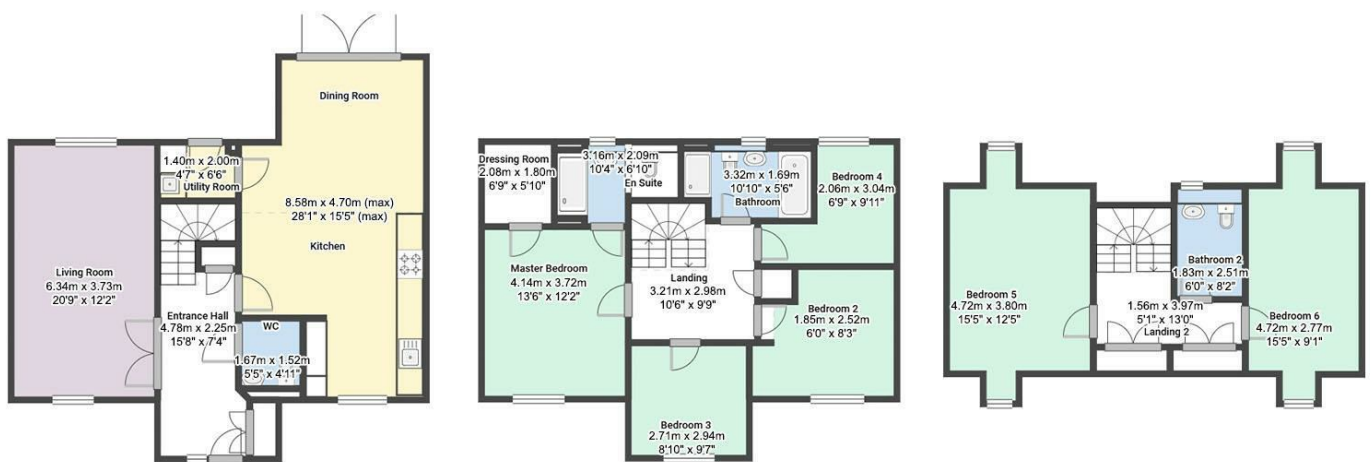
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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