

HoldenCopley

PREPARE TO BE MOVED

London Road, Newark, Nottinghamshire NG24 1TN

Guide Price £600,000 - £650,000

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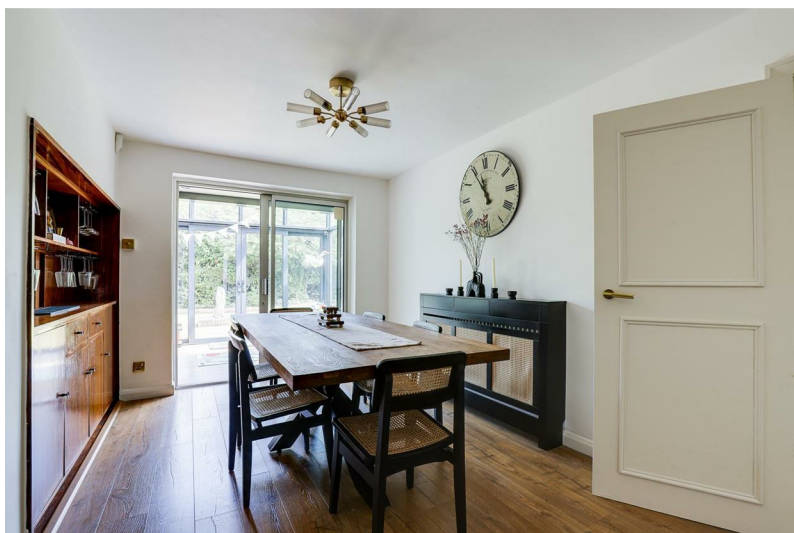


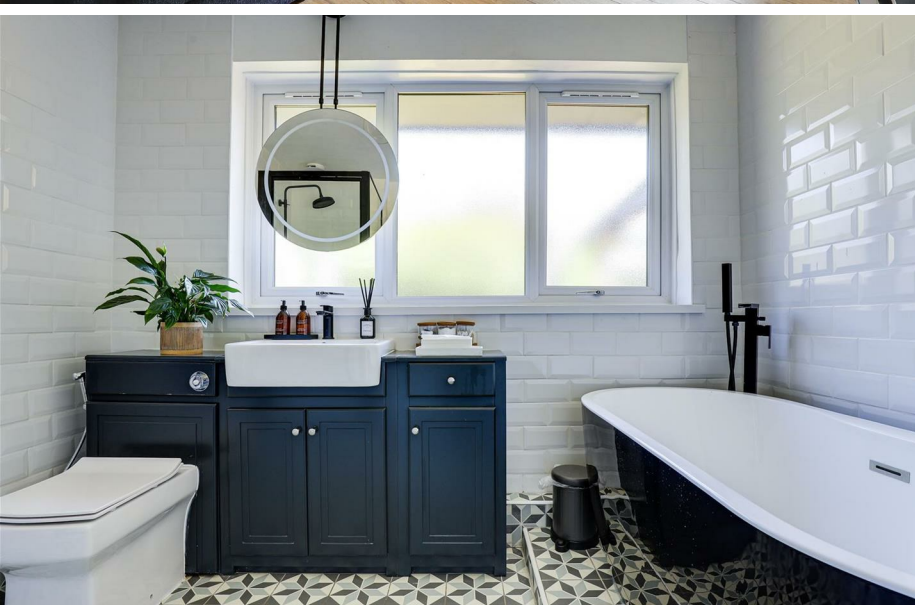
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PREPARE TO BE IMPRESSED...

This substantial detached house is a true credit to the current owners as they have transformed the place to create a beautiful home anyone would be proud of. Benefitting from having multiple newly-fitted bathroom suites, brand new windows, landscaped gardens, a reconditioned roof, re-decorated and much more whilst boasting versatile accommodation spanning across two floors, suitable for any family buyer looking to move straight in. Situated within the attractive market town of Newark, which has easy commuting distance via the A1 and A46 to Nottingham, Lincoln and Leicester as well as excellent transport links. There is also a range of various local amenities and facilities within proximity and including niche and chain shops, quality bars, restaurants, Newark Hospital and fantastic school catchments. Internally, the ground floor comprises a porch and entrance hall, two reception rooms, a conservatory, a stylish fitted kitchen with a separate pantry and utility room. The ground floor is complete with two double bedrooms and a four-piece bathroom suite. Upstairs on the first floor are further two large bedrooms serviced by two modern bathroom suites. Outside to the front is an electric gated driveway providing ample off-road parking with access to a single garage followed by a versatile workshop - perfect for anyone needing to work from home. The property benefits from being situated on a generous-sized plot scaling to approx half an acre with a landscaped wrap-around feature garden, multiple seating areas, a fire pit, a children's play area, a summer house and more! This property just has to be viewed to appreciate the accommodation on offer.

NOT TO BE MISSED





- Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Conservatory
- Stylish Fitted Kitchen With Separate Utility Room
- Three Modern Bathroom Suites
- Landscaped Gardens Sized At Nearly Half An Acre With Summer House
- Electric Gated Driveway
- Garage With Workshop
- Sought-After Location





GROUND FLOOR

Porch

9’3" × 4’2" (2.82m × 1.28m)

The porch has quarry tiled flooring, exposed brick walls, wood panelled ceiling with recessed spotlights, full-height windows to the front elevation and a single door providing access into the accommodation

Entrance Hall

15’10" × 10’2" (4.83m × 3.11m)

The entrance hall has a radiator, an in-built double door cupboard, an under-stair cupboard, wall-mounted security alarm panels, wood-framed windows to the front elevation and a single door with a glass insert via the porch

Living Room

17’10" × 13’1" (5.46m × 4.00m)

The living room has a UPVC double-glazed square bay window to the front elevation, a further UPVC double-glazed window to the side elevation, a TV point and a radiator

Dining Room

15’1" × 8’11" (4.61m × 2.72m)

The dining room has a radiator, a bespoke-built recessed bar area with a serving hatch into the kitchen and a sliding patio door into the conservatory

Conservatory

8’5" × 9’2" (2.57m × 2.81m)

The conservatory has recessed spotlights, floor to ceiling windows to the rear elevation and double sliding doors opening out to the rear garden

Kitchen

14’4" × 8’8" (4.39m × 2.66m)

The kitchen has a range of shaker-style base and wall units, a Belfast style sink with a swan neck mixer tap, a five ring gas hob with an extractor fan and splashback, an integrated double oven, an integrated dishwasher, space for a fridge freezer, a wood-panelled ceiling with recessed spotlights and a UPVC double-glazed window to the rear elevation

Pantry

7’11" × 3’8" (2.42m × 1.14m)

The pantry has wall-mounted shelves and a UPVC double-glazed window to the rear elevation

Utility Room

7’6" × 5’1" (2.29m × 1.56m)

The utility room has fitted shaker style base units, a ceramic sink with a mixer tap and drainer, a radiator, quarry tiled flooring, wood panelled walls and ceiling, a UPVC double-glazed window to the side elevation and a single door providing access to the garden

Workshop

15’8" × 7’10" (4.80m × 2.41m)

This space has lighting and direct access into the garage

Garage

9’1" × 22’8" (2.77m × 6.91m)

The garage has three windows to the side elevation and an up and over door opening out onto the front driveway

Bedroom Three

11’11" × 14’10" (3.64m × 4.54m)

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

Bathroom

8’11" × 7’6" (2.73m × 2.29m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage cupboards, a freestanding oval bath with a floor-standing mixer tap, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a recessed display wall alcove, a heated towel rail, fully tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

Bedroom Four

11’10" × 11’7" (3.63m × 3.54m)

The fourth bedroom has a UPVC double-glazed window to the side elevation and a radiator

FIRST FLOOR

Landing

10’1" × 15’4" (3.09m × 4.69m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access to the first floor accommodation

Bedroom One

11’5" × 17’0" (3.49m × 5.19m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted air conditioning unit, ample storage space with lighting and access into the en-suite

En-Suite

5’11" × 9’4" (1.81m × 2.86m)

The en-suite has a concealed dual flush W/C, a walk-in shower with an overhead rainfall shower and a handheld shower head, a recessed display alcove, a double wash basin with storage cupboards, in-built storage cupboards, tiled flooring, fully tiled walls and access to the loft

Bedroom Two

11’11" × 20’0" (3.65m × 6.10m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a wall-mounted air conditioning unit, an exposed beam on the wall, eaves storage and in-built wardrobes

Bathroom

5’3" × 12’5" (1.61m × 3.79m)

The bathroom has a concealed dual flush W/C, a double wash basin with fitted storage, a freestanding oval bath with a floor standing mixer tap and handheld shower head, a wall-mounted overhead rainfall shower with a handheld shower head, a heated towel rail, tiled flooring, fully tiled walls and two UPVC double-glazed obscure windows to the rear elevation

OUTSIDE

Outside of the property is a wrap-around landscaped garden with laid to lawn, a range of mature trees, plants and shrubs, a vegetable garden with raised beds, a summer house, multiple seating areas, a secluded patio area with a firepit and a wooden pergola, a garden store, a children’s play area and a driveway with electric double gated access providing parking for numerous cars along with access into the garage and workshop

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

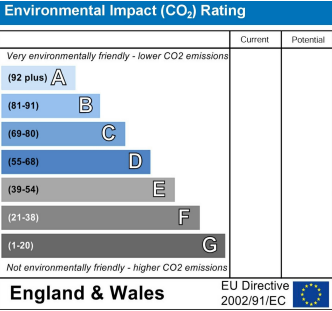
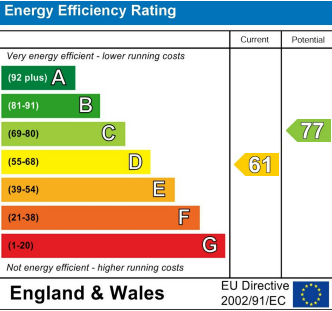
Council Tax Band Rating - Newark and Sherwood District Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement 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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