

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



77 Appleton Gate
Newark, NG24 1LP

£690,000



77 Appleton Gate

Newark, NG24 1LP

An opportunity to purchase a family home with a variety of extra accommodation including a two bedroom house, ground floor apartment and studio flat. The properties could be a family home offering further accommodation for extended family members or as it is currently used as a main family home with rental income from the other units.

The Main House

Entrance Hall

Stairs rise to the first floor. Radiator. Door leads to:-

Lounge

26'2" x 10'5" (7.98m x 3.18m)

Large box window to the front elevation, further windows to two elevations. Useful storage room. Central feature fireplace. Radiator.

Kitchen/Diner

26'2" x 10'5" (7.98m x 3.18m)

Fitted with a range of wall and base units with matching island/breakfast bar both surmounted by a working surface. Large cooking range, Window to the side elevation. The room opens up to the dining area with space for table and chairs. French doors open to the decked seating area.

First Floor Landing

Doors off to the three bedrooms and bathroom. Large linen cupboard. Stairs rise to Bedroom One.

Bedroom Two

12'8" x 18'9" (3.86m x 5.72m)

Two windows to the front elevation. Radiator. Storage room.

Ensuite

Fitted with a white suite comprising shower cubicle, low site WC and wash hand basin.





Bedroom Four
9'8" x 11'5" (2.95m x 3.48m)
Window to the rear elevation. Storage cupboard off.

Bedroom Three
10'5" x 10'5" (3.18m x 3.18m)
Window to the rear elevation.

Bathroom
12'5" x 7'5" (3.78m x 2.26m)
A large bathroom fitted with a white suite comprising low suite WC, wash hand basin, panelled bath and walk in shower. Radiator. Window to the side elevation.

Second Floor
Stairs rise to the second floor.

Bedroom One
17'6" x 17'1" (5.33m x 5.21m)
Having two skylights, under eave storage. Door off to:-

Ensuite
Having shower cubicle, low suite WC and wash hand basin. Sky light. Built in storage.

The Annex, Unit 1
Approximately 36 square metres of ground floor accommodation comprising lounge/bedroom area, kitchen/diner and shower room. Patio area. EPC rated D.

The Barn, Unit 2
A semi detached two bedroom property offering approximately 74 square metres of living space, comprising living room, dining kitchen, WC, two bedrooms and bathroom. Garden to the front. EPC rated D

Studio Flat, Unit 3
Located over the garage, comprising of one large room with shower room off. Approximately 24 square metres. EPC D.

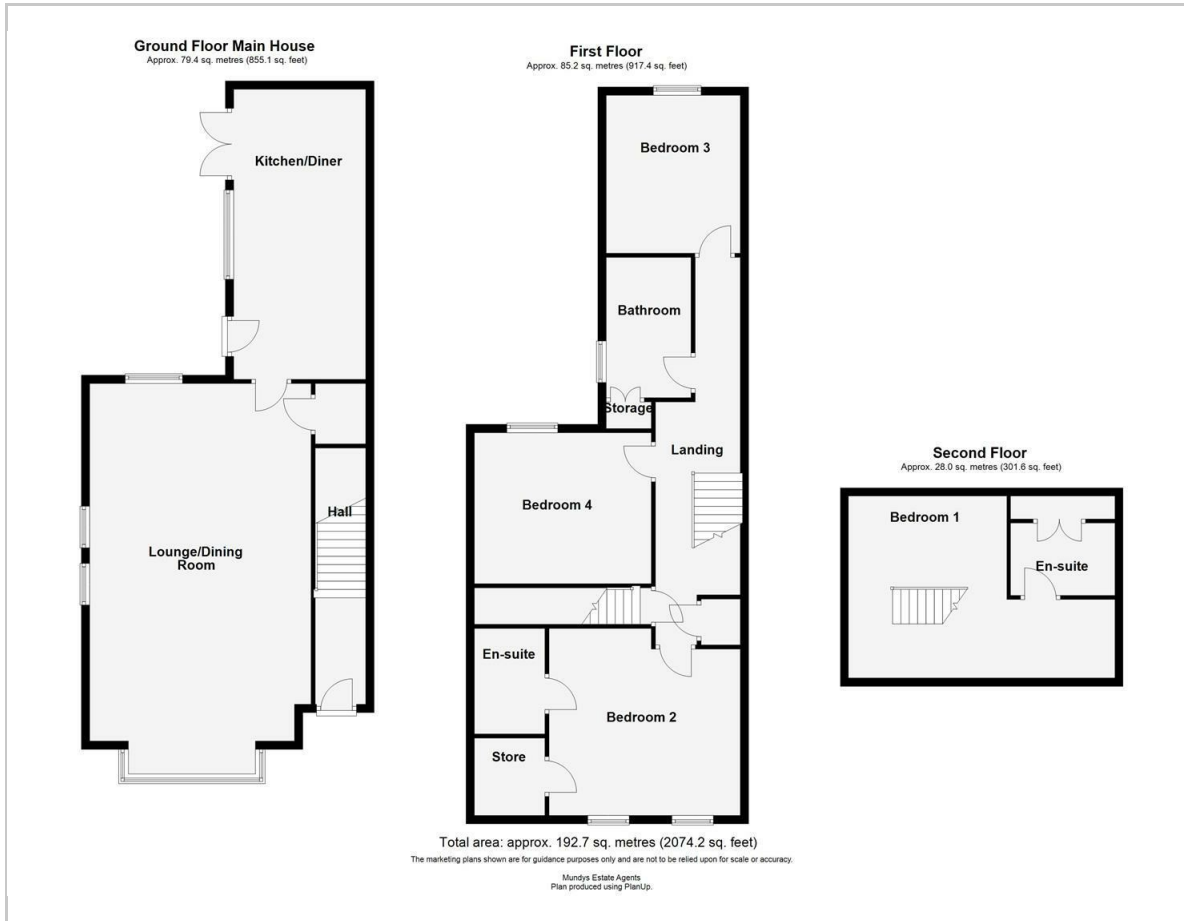
Communal Garden
An electric sliding gate gives access from Appleton Gate. There is an off road parking area in front of the double garage.

Double Garage
With up and over door, power and light.

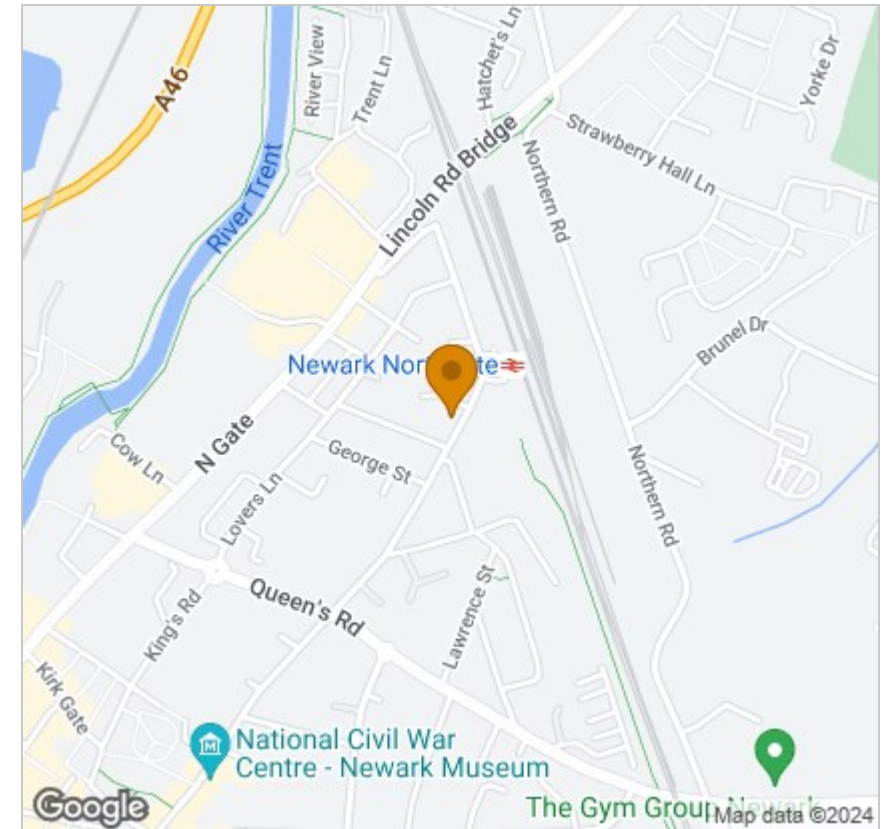
AGENTS NOTE
The Properties on offer are under one title deed, however, each unit has it's own council tax banding and address.



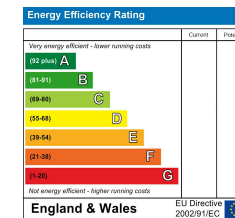
Floor Plan



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

