



12 Gilstrap Close Newark, NG24 2LB

£250,000

An immaculately presented three bedroomed detached house set in a Cul De Sac Location within the residential Beacon Heights development. The property has been fully re wired in 2022 and holds service history for the Viessmann gas fired central heating boiler. Briefly the property can be described as kitchen, lounge/dinning room, three bedrooms, Separate Wc and family bathroom. Must be viewed to appreciate the plot size and accommodation.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

The property is situated on the popular Beacon Heights residential development which is set on the edge of Newark town centre.



Entrance Hall 3.45m x 1.75m (11'4" x 5'9")

Having a ceramic tiled flooring. Full height window over looking the garden. Stairs rise to the first floor. Radiator. Doors off to

Lounge/Dining Room 6.81m x 4.17m (22'4" x 13'8")

A large reception room incorporating the lounge and dining areas. Two windows to the rear elevation. Feature wood burning stove fitted in 2022. Radiators.

Kitchen 3.43m x 2.92m (11'03" x 9'7")

Fitted with a range of wall and base units surmounted by a working surface and inset with sink and drainer. Integrated appliances include Bosh oven, AEG hob with extractor over, fridge, washing machine and dish washer. Wall mounted Viessman boiler, located in a wall cupboard, serving the gas fired central heating system. Window to the front elevation. Door giving access to the side pathway leading to the walled patio. Radiator with cover. Ceramic tiled flooring.



First Floor Landing

Stairs rise to the first floor. Airing cupboard housing the hot water cylinder. Access to the loft. Window to the side elevation. Pine flooring. Doors off to:-

Bedroom One 3.36m x 3.40m (11'0" x 11'1")

Two windows to two elevations. Pine flooring. Radiator.

Bedroom Two 3.36m x 3.33m (11'0" x 10'11")

Window to the rear elevation. Radiator.

Bedroom Three 2.54m x 2.54m (8'4" x 8'4")

Window to the front elevation. Radiator.



Bathroom 1.52m x 1.75m (5'12" x 5'9")

Fitted with a white suite comprising bath with shower over and wash hand basin. Part tiled walls. Pine flooring. Window to the side elevation. Radiator.

Separate WC 1.75m x 0.79m (5'9" x 2'7")

Having a low suite WC. Window to the side elevation.

Garden

The property sits nicely on a corner plot with a private enclosed garden which is mainly laid to lawn and planted with a variety of mature shrubs and trees. A further walled patio area can be found to the rear of the garage.

Garage

Off road parking in front of the single garage with up and over door, power and light.





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

WEBSITE

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 87.2 sq. metres (938.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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