

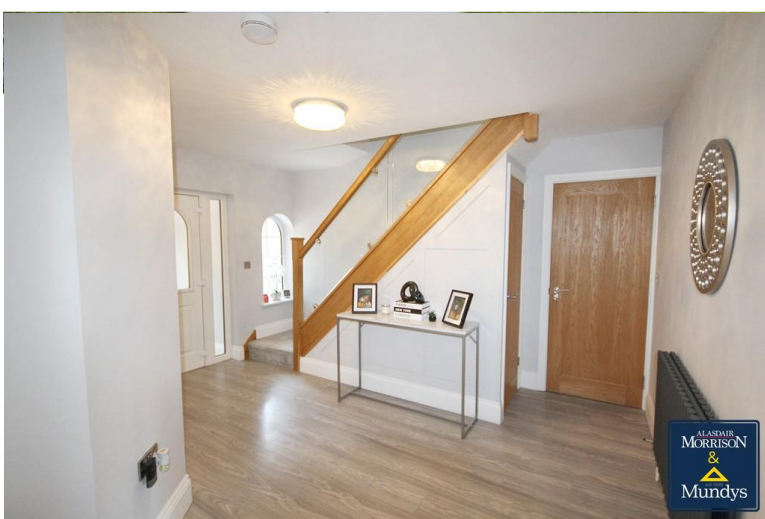


Lyndale, 238A Beacon Hill Road, Newark, NG24 2JP

Guide Price £800,000 - £825,000

A rare opportunity to acquire a beautifully presented four bedroom detached family home with a separate two bedroom annex bungalow, set within a generous and private plot, securely accessed via double electric gates. Offering modern, high-specification living, both properties are designed for comfort, versatility and style. The main residence spans two floors, featuring an entrance porch and a striking hallway with an oak and glass balustraded staircase and elegant wall panelling. The spacious living room boasts dual bays with doors opening onto the rear garden, complemented by a stylish media wall. The shaker style, two tone, kitchen diner is fitted with premium NEFF appliances, quartz work surfaces and bi-folding doors, creating a seamless indoor/outdoor flow. A practical side lobby/boot room with bespoke storage, a utility room with dedicated laundry space and a sleek WC add to the home's functionality. Upstairs, four well proportioned bedrooms include a luxurious primary suite with a hidden en-suite shower room concealed behind mirrored sliding wardrobe doors. A stunning four piece family bathroom offers a freestanding bath and separate shower. The 27ft games room, complete with a bespoke fitted bar and an adjoining shower room, provides endless entertainment possibilities. Two integral garages offer ample storage and convenience. The detached annex bungalow is a perfect secondary home for extended family, rental income or Airbnb. Its contemporary design includes an open plan living area with bi-folding doors, a modern fitted kitchen, two bedrooms, a stylish shower room and a utility cupboard with washing machine plumbing. A third garage offers additional storage. Set within an expansive, private and enclosed plot, the property features extensive gated parking and a family sized lawned garden. Modern comforts include gas central heating, uPVC windows and doors, CCTV and USB charging points. Ideally located with easy access to the A1 and A46, this is a unique opportunity to own a luxurious and flexible living space in a prime location.





SERVICES

All mains services available. Gas central heating.

EPC RATINGS – D.

COUNCIL TAX BANDS – E (house) and A (annex).

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside.

Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre.

The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



PORCH

With double glazed composite door, uPVC double glazed windows to both sides, radiator, wall light point, LVT flooring and uPVC double glazed windows and composite door leading to the entrance hallway.

ENTRANCE HALL

4' 8" x 4' 3" (1.42m x 1.3m) With uPVC double glazed arch window to the front elevation, stairs to the first floor with oak and glazed banister, feature panelled wall, LVT flooring, under stairs storage cupboard, radiator and doors to the downstairs WC, garage one, living room and the kitchen diner.

WC

6' 10" x 2' 10" (2.08m x 0.86m) With low level WC, wash hand basin set within a vanity unit, gold-plated towel rail, tiled splash-backs, extractor, LVT flooring and a uPVC double glazed opaque round window to the front elevation.



LIVING ROOM

21' 10" x 14' 10" (into bay) (6.65m x 4.52m) With two uPVC double glazed walk-in bays with windows and French doors onto the rear garden, inset spotlights, radiator and multimedia wall with built-in storage, shelving and featuring an inset fireplace.

KITCHEN DINER

25' 8" x 11' 10" (7.82m x 3.61m) A re-fitted Shaker style, two tone, kitchen diner with Quartz work surfaces incorporating a breakfast bar and a one and a half bowl sink unit with a stainless steel mixer tap, space for a large fridge freezer, integrated NEFF appliances including a dishwasher, double oven, microwave and ceramic hob, inset spotlights, LVT flooring, vertical radiators, door to the lobby/boot room, uPVC double glazed window to the front and bi-folding doors onto the garden at the rear.

SIDE LOBBY/BOOT ROOM

Having uPVC double glazed doors to the front and rear, radiator, inset spotlights, laminate flooring, bespoke shoe and coat storage with bench and doors to garage two and the utility room.

UTILITY ROOM

9' 0" x 4' 1" (2.74m x 1.24m) Fitted with wall, base and overhead cupboards with a wood effect work surface incorporating a sink unit with a stainless steel mixer tap, heated towel rail, laminate flooring, inset spotlights and plumbing and spaces for a washing machine and tumble dryer.

INTEGRAL GARAGE ONE

13' 2" (plus recess) x 8' 6" (4.01m x 2.59m) Having an up and over door, power, lighting and built-in cupboard housing the boiler.

INTEGRAL GARAGE TWO

15' 3" x 8' 11" (4.65m x 2.72m) Having an up and over door, inset spotlights, power and radiator.



GAMES ROOM / BAR

27' 4" (maximum) x 13' 5" (8.33m x 4.09m) Having uPVC double glazed bi-folding doors onto the garden, inset spot lights, radiators and bar with sink.

SHOWER ROOM

8' 4" x 5' 3" (2.54m x 1.6m) Fitted with a low level WC, wash hand basin within a vanity unit and a shower with a mains fed shower. tiled splash-backs, chrome heated towel rail, inset spotlights, extractor and uPVC double glazed window to the side.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, inset spotlights, access to the loft, radiator and doors to the bedrooms and family bathroom.





FAMILY BATHROOM

9' 6" x 8' 4" (2.9m x 2.54m) Contemporary fitted four piece suite comprising a low-level WC, wash hand basin within a vanity unit, freestanding bath tub with a mixer shower attachment and a walk-in shower with a mains fed rain head shower, fully tiled walls and floor, chrome heated towel rail, inset spotlights, extractor, built-in TV and a uPVC double glazed opaque window to the front elevation.

MASTER BEDROOM

15' 2" x 12' 0" (4.62m x 3.66m) With uPVC double glazed window to the rear elevation, radiator, fitted wardrobes with mirrored sliding doors which also provides access to the en-suite shower room.

EN-SUITE

8' 2" x 6' 7" (2.49m x 2.01m) Fitted with a contemporary three piece suite comprising a low-level WC, wash hand basin set within a vanity unit and walk-in shower with a rain head mains fed attachment, inset spotlights, heated towel rail, marble effect tiled walls and floor and uPVC double glazed opaque window to the front elevation.

BEDROOM TWO

15' 0" (into bay) x 12' 0" (4.57m x 3.66m) With uPVC double glazed walk in bay window to the rear elevation and radiator.

BEDROOM THREE

12' 3" x 9' 11" (3.73m x 3.02m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobe.

BEDROOM FOUR

12' 2" x 8' 9" (3.71m x 2.67m) With uPVC double glazed window to the rear elevation and radiator.

BUNGALOW ANNEX

OPEN PLAN LIVING ROOM/KITCHEN

18' 8" x 13' 3" (maximum measurements) (5.69m x 4.04m) Fitted with uPVC double glazed bi-folding doors onto the garden, inset spotlights, wall mounted electric heaters, LVT flooring, uPVC double glazed windows to the rear and side elevations and a uPVC double glazed door to the side.

Kitchen Area - fitted with a range of shaker style wall and base units with a work surface incorporating a one and a half bowl sink unit with a mixer tap, fitted oven, ceramic hob and extractor.

INNER HALLWAY

With LVT flooring, inset spotlights and doors to a utility cupboard, shower room and two bedrooms.

UTILITY CUPBOARD

5' 11" x 3' 7" (1.8m x 1.09m) With inset spotlights, hot water cylinder and work surface with space and plumbing below for a washing machine.

BEDROOM ONE

14' 9" x 9' 3" (4.5m x 2.82m) With uPVC double glazed window to the front elevation and a wall mounted electric heater.

BEDROOM TWO

8' 11" x 6' 2" (2.72m x 1.88m) With uPVC double glazed window to the rear elevation, access to loft space and a wall mounted electric heater.





SHOWER ROOM

8' 0" x 6' 1" (2.44m x 1.85m) Fitted with a modern three piece suite comprising a low-level WC, wash hand basin set within a vanity unit and shower cubicle with mains fed shower, chrome heated towel rail, LVT flooring, extractor, inset spotlights and uPVC double glazed opaque window to the rear elevation.

GARAGE THREE

10' 10" x 9' 8" (3.3m x 2.95m) Having an up and over door (please note that this garage is not for accessible to vehicles).

OUTSIDE

Electric double vehicular and single pedestrian gates lead to an extensive gravelled parking area at the front with a paved front area and two integral garages. There is also an electric car charging point. The enclosed rear garden is mostly laid to lawn with paved patio areas outside the house and bungalow with a pathway connecting the two.



WEBSITE

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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.

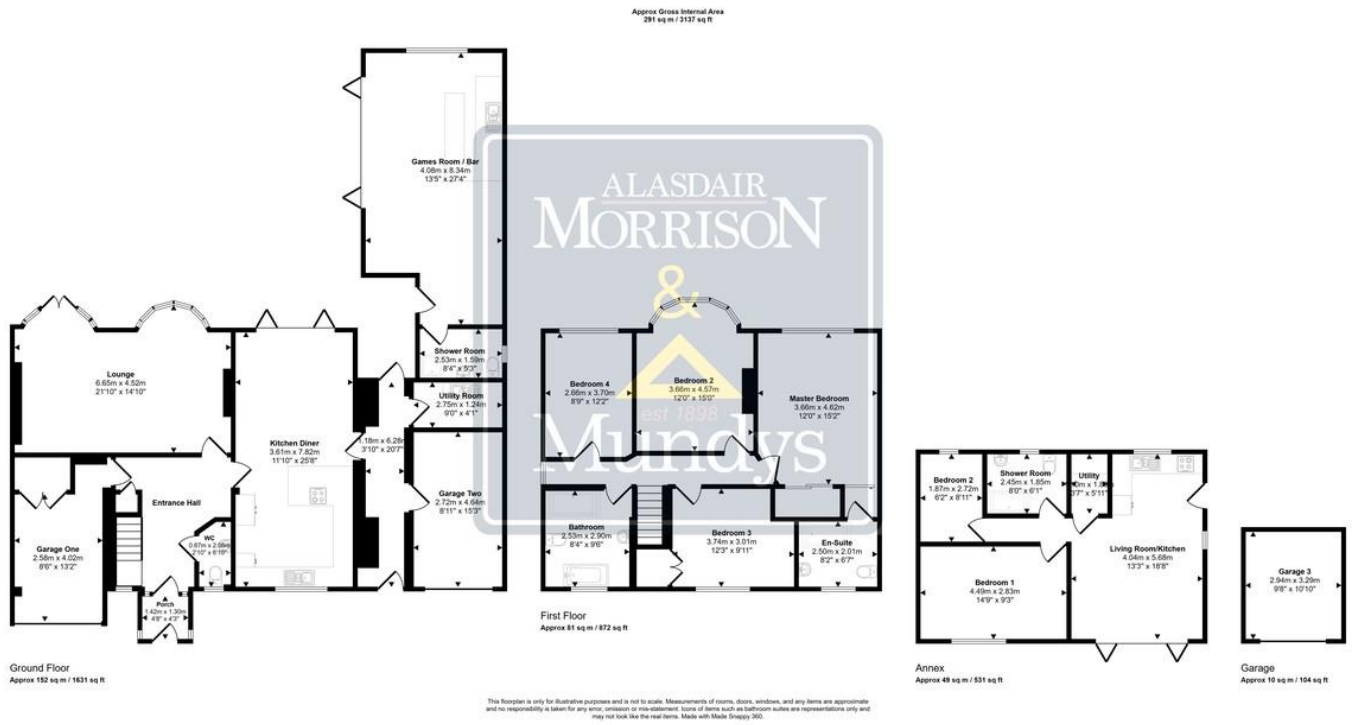
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