



240 Beacon Hill Road, Newark, NG24 2JP

Guide Price £525,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

*** GUIDE PRICE £525,000 - £550,000***

*** YOUR FOREVER HOME ***

A five bedroom detached family home situated on a mature and secluded 0.5 acre plot approached by a long driveway and located one mile from Newark Town Centre.

The living accommodation has the benefit of a gas fired central heating system and mostly uPVC double glazed windows. The accommodation comprises entrance porch, WC, entrance hall, sitting room, dining room with French doors leading to a uPVC double glazed conservatory extension, 22' lounge, which is the main living room, with dual aspect allowing views of the gardens. The kitchen has a range of fitted units and appliances, connecting door to breakfast room, utility room and a shower room.

On the entrance hallway, a staircase rises to the first floor and divides to two separate landing areas. The first floor accommodation offers bedroom one, which is a spacious double room with fitted wardrobes. Additionally, there are three further double bedrooms, a single bedroom, a family bathroom and separate WC.

Outside the property is set well back and approached by a long tarmac driveway leading to the parking area, with accommodation for eight vehicles, and the double garage. The frontage is well screened to the roadside with a variety of mature trees and shrubs. Garden areas, laid to lawn, are either side of the driveway. A block paved path leads along the side of the house to the rear garden which has a paved patio terrace and long garden laid to lawn extending to the rear boundary with mature trees and shrubs providing a good degree of privacy. The size of plot, and property, offer further potential to extend subject to the relevant planning permissions.

Ideal for a family, or for those seeking a large home, close to a range of local amenities including shops and supermarkets, and good transport links including road and rail. Viewing is highly recommended.

Beacon Hill Road is located within one mile of Newark Town Centre and close to access points for the A1 and A46

dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall. Additionally, there are several supermarkets including Waitrose, Morrisons, Asda and Aldi. Newark's historic centre is focused on Newark Castle situated on the banks of the River Trent and the attractive, mainly Georgian, market square which holds regular markets and offers a range of quality independent shops, boutiques, restaurants, bars and cafes, including Starbucks and Costa. Newark Northgate railway station is only a short drive and has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle has trains connecting to Nottingham and Lincoln.

The house is likely to date back to circa 1930 with later extensions constructed of rendered elevations under a Rosemary tiled roof covering, which was re-roofed in approximately 2014. Later flat roofed extensions have glass fibre coverings. The central heating system is gas fired and the windows are mostly uPVC double glazed.

The living accommodation, which is arranged over two levels, can be described in more detail as follows:

GROUND FLOOR

ENTRANCE PORCH

6'9 x 5'9 (2.06m x 1.75m)

Half glazed wooden front entrance door and double glazed window, part glazed inner door and window leading to the hallway.

WC

6'10 x 3'5 (2.08m x 1.04m)

With fully tiled walls, uPVC double glazed high level Dutch style window, low suite WC and wall mounted wash hand basin.

ENTRANCE HALLWAY

14'7 x 7' (4.45m x 2.13m)

plus 5'3 x 3'6

Staircase rising to first floor with a useful storage cupboard below which also houses the electric consumer unit, phone point, radiator.

LOUNGE

22'6 x 13'3 (6.86m x 4.04m)



This dual aspect room has uPVC windows to front and rear elevations allowing views of the gardens, wooden double glazed door to conservatory. Stone clad fireplace featuring living flame gas fire with slate hearth with wood mantle over which extends to display plinth with wood top over. Three radiators, coved ceiling.



SITTING ROOM

12'8 x 11'10 (3.86m x 3.61m)



UPVC double glazed window to the front elevation, radiator, television point, marble style feature fireplace with pine fire surround housing a Dimplex electric fire.

DINING ROOM

18'8 x 10'10 (5.69m x 3.30m)



Feature cast iron hob style fireplace, built in double cupboard, single glazed wood framed French doors leading to conservatory.

CONSERVATORY

16'1 x 10'9 (4.90m x 3.28m)



UPVC double glazed conservatory with a polycarbonate roof built on a brick base. Toyo wall mounted air conditioning unit, French doors connect to the paved patio terrace and garden.

KITCHEN

10'4 x 8'10 (3.15m x 2.69m)



UPVC double glazed window to rear elevation, sliding door giving access to dining room, halogen ceiling light. Range of kitchen units comprise base units and drawers, working surfaces over, inset ceramic one and a half bowl sink and

drainer, tiled splashback. Built in dishwasher, Hotpoint gas hob, Neff electric oven, extractor fan, space for microwave. More wall mounted cupboards.

WALK IN PANTRY

5' x 5' (1.52m x 1.52m)

Wall mounted shelving, tiled floor and tiled cold shelf or thrawl.

BREAKFAST ROOM

12'3 x 6'8 (3.73m x 2.03m)

UPVC double glazed windows and side entrance door leading to storm porch, built in cupboard, halogen downlights.

UTILITY ROOM

8'6 x 5'11 (2.59m x 1.80m)

UPVC double glazed window to rear elevation, floor mounted Glow-worm 65-80 gas fired central heating boiler, stainless steel sink and drainer, tiled splashbacks. Plumbing for automatic washing machine, space for a dryer, Terrazzo tiled floor.

SHOWER ROOM

6'7 x 5'6 (2.01m x 1.68m)

Fully tiled walls. Suite comprising low suite WC and pedestal wash hand basin, shower cubicle with tiled walls and a modern Triton TAT electric shower and sliding screen doors.

FIRST FLOOR

LANDING

12'1 x 5'7 (3.68m x 1.70m)

A staircase rises from the ground floor dividing to two separate landing areas.

BEDROOM ONE

16' x 10'8 (4.88m x 3.25m)



Three fitted double wardrobes and dressing table with drawers. Double panel radiator, uPVC double glazed rear facing window overlooking the garden, coved ceiling.

BEDROOM TWO

11'10 x 9'2 (3.61m x 2.79m)



With uPVC double glazed window to the front elevation, two fitted double wardrobes with hanging rail and drawers, cupboards over and a centre dressing table. Radiator.

BEDROOM THREE

8'8 x 8'5 (2.64m x 2.57m)



UPVC double glazed window to the front, radiator, coved ceiling.

FAMILY BATHROOM

8'10 x 5'7 (2.69m x 1.70m)



Walk in airing cupboard with hot water cylinder and slatted shelving, cold water tank. Bathroom suite comprises panelled bath with mixer tap and tiling to splashbacks, wash hand basin, vanity unit with cupboard and drawer, wall cupboards, electric towel radiator. Part tiled walls, uPVC double glazed window to rear elevation.

LANDING TWO

6'5 x 3'9 (1.96m x 1.14m)
Roof light, built in cupboard.

BOX ROOM

6'7 x 4'3 (2.01m x 1.30m)
This makes a useful storage room.

BEDROOM FOUR

12'2 x 9'1 (3.71m x 2.77m)
Maximum measurement



With radiator, uPVC double glazed window to the rear elevation, fitted cupboards and four drawers, double wardrobe with hanging rail and shelving.

BEDROOM FIVE

15'8 x 9'11 (4.78m x 3.02m)
Maximum measurement.



With radiator, uPVC double glazed windows to the front and rear elevations, fitted double wardrobe and four drawer unit.

OUTSIDE



The property is situated on a 0.5 acre plot. A plan is included with these sales particulars for identification purposes only.

The house is set well back and approached by a long tarmac driveway which has spacious garden areas either side which are laid to lawn. The frontage is lined with a variety of mature trees and shrubs which provide

screening from the roadside. There is a large level tarmac car parking area with accommodation for up to eight vehicles to the front of the house which also allows access to the double garage. A wooden gate open to a high block paved path which leads along the side of the house and gives access to the storm porch, side entrance door and rear garden.



The long rear garden is enclosed and offers a good degree of privacy. There is a spacious paved patio terrace laid out along the rear of the house. Lawn gardens extend to the rear boundary with a variety of mature trees including holly, apple and conifer providing screening. There are

close boarded wooden fences and hedgerows to the boundaries. Timber garden shed.



DOUBLE GARAGE

18'3 x 16'4 (5.56m x 4.98m)

Electrically operated, horizontal sliding garage door. Power and light connected, personal door giving access to the entrance porch. Doorway opening to:

WORKSHOP

15'9 x 6'7 (4.80m x 2.01m)

UPVC double glazed window and personal door giving access to the side and rear of the house, power and light connected.

TENURE

The property is freehold.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Newark and Sherwood District
Council Tax Band F.

Ground Floor

Approx. 110.6 sq. metres (1190.1 sq. feet)



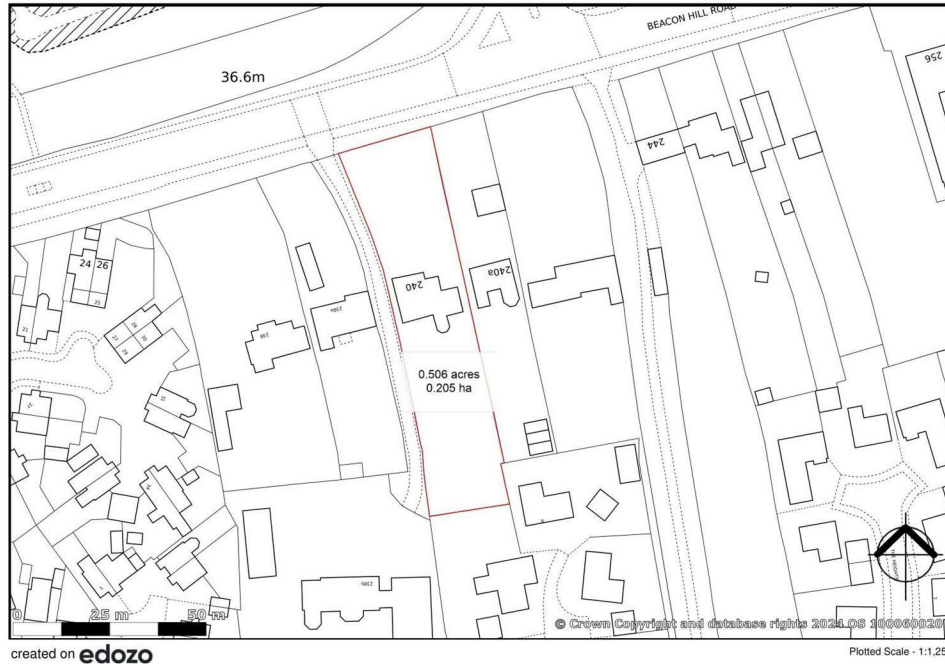
Total area: approx. 200.4 sq. metres (2157.4 sq. feet)

First Floor

Approx. 89.9 sq. metres (967.3 sq. feet)



240 Beacon Hill Road, Newark, NG24 2JP



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

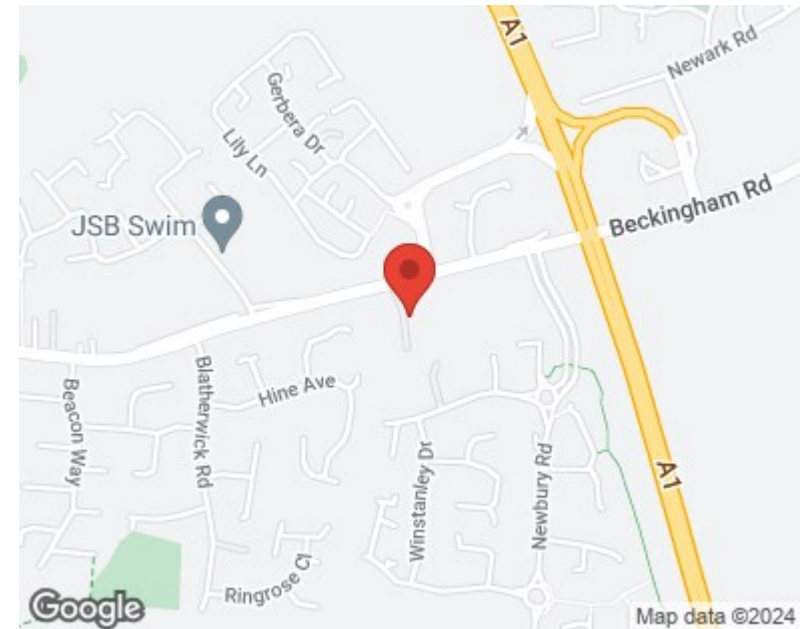
Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surveyors, Estate Agents, Valuers, Auctioneers