



**3 Chestnut Copse, Newark,
Nottinghamshire, NG24 1RX**

Offers In Excess Of £625,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A detached five bedroomed bungalow with first floor guest bedroom accommodation. The property is recently renovated with new grey anthracite windows throughout, refitted kitchen and three new bathroom suites. New gas fired central heating boiler, internal doors and redecoration. The property features Amtico floors and new fitted carpets. A private driveway leads to the electric gated entrance. A front forecourt with ample parking, double garage and a delightfully secluded south facing rear garden.

The extensive well planned accommodation is particularly light and airy throughout. The rooms are commodious, well planned and functional as family living accommodation.

In summary the ground floor provides a reception hall, cloakroom, study, separate dining room, lounge, kitchen, dining area and utility room. An archway from the main hall leads to a corridor with ground floor bedroom accommodation, including the master bedroom ensuite and walk-in wardrobe, bedrooms two and three with a family bathroom. A staircase leads to the first floor landing, guest bedroom four ensuite and bedroom five.

Externally there is a paved garden terrace, decking area, water feature and garden. In all the property extends to 0.138 ha (0.34 acre) or thereabouts.

Chestnut Copse is situated on the Newark town boundary and just off the tree lined London Road, a highly favoured residential area. Just opposite to the driveway entrance is The Highfields Preparatory School and Newark town centre is within 1 mile.

Newark on Trent is an attractive place to live. The town has a long and interesting history. Most of the multiples are represented in Newark, including a Waitrose store, Morrisons, Tesco and Aldi. The communications are excellent and many people commute from Newark to Nottingham and Lincoln and further afield to Leeds and London. The town lies on the intersection of the A1 and A46 trunk road. The East Coast Mainline Railway service provides journey times between Newark Northgate and London King's Cross in just over 75 minutes.

There are regular bus services on London Road to Newark town centre. Close to the property are primary schools and secondary schools.

The private driveway serves just three properties, including number 3. The driveway is in the ownership of number 3, and the adjoining owners contribute to the upkeep of the road.

The property is traditionally built just over 30 years ago, with red brick elevations under a tiled roof. New external guttering has been fitted and the Anthracite windows provide a contemporary modern appearance. The following accommodation is provided:

GROUND FLOOR

Front entrance door (a new external door).

RECEPTION HALL

11'10 x 10'6 (3.61m x 3.20m)



Amtico floor, ceiling dome and fitted chandelier.

CLOAKROOM

Low suite WC, basin with cabinets and fitted cupboards. Ideal gas fired central heating boiler, recently installed. Solid pine floor.

STUDY

12' x 8' (3.66m x 2.44m)



Solid hardwood floor, fitted cabinets and French windows (south west) to the garden. Radiator.

DINING ROOM

20'10 x 12'10 (6.35m x 3.91m)



Amtico floor. A particular light and airy room with a lofty ceiling, three windows in the bay, centre chandelier, two radiators and centre opening doors.



LOUNGE

21'9 x 14'6 (6.63m x 4.42m)



Fireplace with fitted gas fire, new fitted carpet, arched window openings with a south west aspect to the garden. Air conditioning unit, two light fittings and two radiators.

KITCHEN

11'9 x 10'9 (3.58m x 3.28m)



Recently refitted with wall cupboards, base units, working surfaces, incorporating a one and a half sink unit with mixer taps and a hot tap.

Appliances including AEG electric hob, oven and microwave. Built-in refrigerator, dishwasher and stainless steel cooker hood. Ceramic tiled floor, radiator.

Archway to the open plan dining area.

DINING AREA

12'6 x 10'6 (3.81m x 3.20m)



Sliding south west facing patio door, radiator.

Archway to the utility room.

UTILITY ROOM

11'1 x 5'3 (3.38m x 1.60m)



External door, ceramic tiled floor, base cupboards, wall cupboards and tall cupboards. Working surface incorporating a stainless steel sink unit and drainer. Integrated freezer and plumbing for a washing machine.

An archway from the main hall leads through to:

CORRIDOR

With fitted wardrobes and storage cupboards, incorporating shelving, Amtico floor, radiator. Staircase to the first floor.

BEDROOM ONE

15'9 x 14'7 (4.80m x 4.45m)



Box bay window, under stairs walk-in cupboard, airing cupboard, air conditioning unit and double panelled radiator.

WALK-IN WARDROBE

7'5 x 6'8 (2.26m x 2.03m)

Providing hanging space, shelving and radiator.

ENSUITE

12'9 x 7' (3.89m x 2.13m)



7' wide shower with screen. Rain shower and hand shower. New spa bath, low suite WC and basin with fitted drawers. Fully tiled walls and tiled floor. Electrically heated mirror and toothbrush charger.



BEDROOM TWO

15'8 x 10'10 (4.78m x 3.30m)



A pleasant aspect to the garden, radiator.

BEDROOM THREE

10'7 x 10'4 (3.23m x 3.15m)



With wardrobe recess, radiator.

BATHROOM

6'10 x 7'7 (2.08m x 2.31m)



Shower cubicle with revolving door, electric shower, rain shower, basin, low suite WC with cabinet and touch lighting. Fully tiled walls, heated towel rail, tiled floor.

FIRST FLOOR

Staircase and landing with new fitted carpets.

GUEST BEDROOM FOUR

16' x 9'9 (4.88m x 2.97m)

Two Velux roof lights, radiator.

ENSUITE



With shower cubicle, Mira electric shower, low suite WC, pedestal wash basin and chrome heated towel rail.

BEDROOM FIVE

10'11 x 9'9 (3.33m x 2.97m)



Velux roof light, double wardrobe and door to the roof space. Note, the extensive roof space has a convenient access from bedroom five.

OUTSIDE





DOUBLE GARAGE

21'10 x 20'9 (6.65m x 6.32m)

Construction under a tiled roof. There are two up and over doors (one with electric remote control). Fuse box and power connected.



The property has a private tarmac driveway access. There are double electric gates providing entrance to the property.

Tarmac forecourt providing ample parking and turning space.

A side area is approached by a wooden gate, and there is Laurel hedging, timber shed, path, paved area and bin area.

A paved garden terrace along the rear of the bungalow incorporating also a decking area. A water feature.

The garden is well screened with trees and shrubs. External power point. Outside tap in the forecourt area.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

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.

COUNCIL TAX

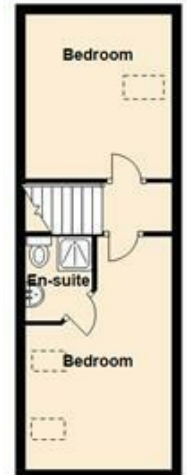
This property comes under Newark & Sherwood District Council Tax Band E.

Ground Floor
Approx. 195.9 sq. metres (2108.1 sq. feet)



Total area: approx. 223.5 sq. metres (2405.3 sq. feet)

First Floor
Approx. 27.6 sq. metres (297.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	



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



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