



52 Hine Avenue, Newark, NG24 2LH

£245,000
Tel: 01636 611811

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

A very well presented three bedroomed detached family home, which has been modernised throughout to a good standard, and offers spacious living accommodation with the benefit of a conservatory extension. The living accommodation has a gas fired central heating system with a modern Worcester Bosch combination boiler fitted in 2021, and uPVC double glazed windows.

The ground floor living accommodation comprises entrance hall, 14ft lounge, an open plan dining room and kitchen fitted with stylish units and appliances. The spacious conservatory extension has French doors leading to the rear garden and patio terrace.

Moving to the first floor accommodation, there is a landing, three family sized bedrooms and a bathroom fitted with a modern white suite and a separate shower cubicle.

Outside, at the front there is a gravelled driveway providing ample off road parking for three cars and leading to the integral single garage. A side gate gives access to the enclosed and pleasant rear garden.

This lovely home would be ideal for a professional person, couple or family seeking a good quality detached house within 1 mile of Newark Town Centre and a range of excellent local amenities. Viewing is highly recommended.

Hine Avenue is situated approximately 1 mile from Newark Town Centre which has an excellent range of local amenities including Asda, Aldi, Morrisons and Waitrose supermarkets. A Marks & Spencer food hall and a mainly Georgian Market Square which has a variety of independent shops, boutiques, cafes, bars and restaurants. Excellent transport links are available with access points to the A1 and A46 dual carriageways nearby. Newark Northgate Railway Station has fast trains connecting to London King's Cross with a journey time of approximately 1 hour 30 minutes. Additionally, there is a network of local bus services connecting to the surrounding areas.

The property was built by Wilcon Homes around 1985 and is constructed of brick elevations under a tiled roof

covering. Added later was the brick/uPVC double glazed conservatory extension. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front entrance door and side window, oak style laminate flooring, personal door giving access to the integral single garage.

LOUNGE

14'3 x 10'11 (4.34m x 3.33m)



The focal point of this room is the attractive stone fireplace and hearth. There is a uPVC double glazed window to the front elevation, LED centre light, staircase leading to first floor, oak style laminate flooring.



OPEN PLAN DINING ROOM & KITCHEN

DINING ROOM

10'9 x 7'11 (3.28m x 2.41m)



Recessed sliding centre opening doors give access to the lounge. The attractive feature wall is dressed with split face stone tiling, oak laminate style floor, LED ceiling lights, wall mounted designer radiator, sliding uPVC double glazed patio doors lead to the conservatory. Part dividing wall with breakfast bar and opening to kitchen.

KITCHEN

11'5 x 8'2 (3.48m x 2.49m)



Porcelain slate effect floor tiling, uPVC double glazed window to the rear elevation and a rear entrance door leading to the garden. A range of modern fitted gloss cream kitchen units comprising base cupboards and drawers with copper handles, stone effect working surfaces, inset composite Franke sink with mixer tap. Attractive copper splashbacks and under unit downlights. Glass splashback to the rear of the hob, range of fitted appliances include, a Bosch electric hob, electric oven and extractor over. Lamona wine cooler, slimline Bosch dishwasher, undercounter fridge and freezer. Integral pull-out bins, plumbing for automatic washing machine, wall mounted solid Beech shelving and windowsill.



CONSERVATORY

12'8 x 9'6 (3.86m x 2.90m)



UPVC double glazed conservatory with a polycarbonat roof built on a brick base. UPVC double glazed high level Dutch style window, and set of French doors giving access to the garden. Wall mounted double power point and television point. Porcelain Travertine style floor tiling with warm up electric underfloor heating. All windows fitted with INTU cellular pleated blinds. This versatile room could be used for a number of purposes and faces south east benefitting from the sun for most of the day.



FIRST FLOOR

LANDING

Loft access hatch, radiator, recess shelving. The loft space is boarded with insulation and has a light.

BEDROOM ONE

10'10 x 10' 11 plus 7'6 x 3'9 (3.30m x 3.05m 3.35m plus 2.29m x 1.14m)



(Measurement includes the staircase bulkhead which has a solid Oak plinth on top)

UPVC double glazed window to the rear, radiator, built-in

three bay wardrobe with hanging rail and shelving, dressing table and two bedside cabinets with Oak tops. TV point and double power point.

BEDROOM TWO

10'11 x 11' (3.33m x 3.35m)



With uPVC double glazed window to the front elevation, radiator.

BEDROOM THREE

8'5 x 8'1 (2.57m x 2.46m)



With uPVC double glazed window to the front elevation, radiator, TV point. Internet point with Fibre to the property.

FAMILY BATHROOM

8'4 x 8'3 (2.54m x 2.51m)



There are part tiled walls, uPVC double glazed window to the rear, coved ceiling, porcelain floor tiling, chrome towel radiator, fitted modern white suite with pedestal wash hand basins. Panelled double ended spa bath with centre mixer tap and shower over, low suite WC, shower cubicle with fully tiled walls, Premier folding glass screen door, wall mounted Mira shower. Extractor fan and LED ceiling lights.

INTEGRAL SINGLE GARAGE

17'2 x 8'2 (5.23m x 2.49m)

Up and over door to the front, personal door leading to hall. Wall mounted Worcester Bosch combination gas fired central heating boiler fitted in 2021, electrical consumer unit, LED strip lights and double power point.

OUTSIDE



This detached house is well positioned in this quiet cul-de-sac location. The open plan frontage has a gravelled driveway with ample parking for three cars, slate chipped borders, brick built wall with arch and a wrought iron gate leading to the rear garden.

The enclosed rear garden is landscaped and made out with an Indian sandstone patio terrace connecting to the rear of the house. Additionally, there is a wooden deck patio terrace and area of garden with artificial grass surface, slate chip borders, Silver Birch tree, close boarded wooden fence to the boundaries which allow a good degree of privacy. Outside tap and outside double power point.





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 and Sherwood District Council Tax Band C.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a Worcester Bosch combination boiler fitted in approximately 2021.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 87.8 sq. metres (944.5 sq. feet)

First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



Surveyors, Estate Agents, Valuers, Auctioneers