



31 Marigold Way, Newark, NG24 4FQ

Offers Over £250,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

****NO UPWARD CHAIN**** We are proud to offer to market this immaculately presented, stylish and spacious three bedroom semi-detached family home situated in a cul-de-sac location within the popular Middlebeck development. Constructed in 2020, this modern family home features spacious and light rooms arranged in a practical, well-designed layout, perfect for a family or couple alike. The property benefits from ample off road parking, a private and enclosed rear garden, UPVC double glazing and high energy efficiency (EPC: B) and comes with the remaining NHBC warranty.

Internally, the accommodation comprises of an entrance hall, spacious open-plan living kitchen diner with utility area, separate lounge and downstairs wc to the ground floor, with three bedrooms and a family bathroom with separate shower to the first floor.

Marigold Way is conveniently situated to enjoy the amenities of the Middlebeck Development. The property lies just a short walk from Christ Church C of E Infant and Nursery School, Flaxley Lane Community Park and Gannets Cafe. A wide range of excellent amenities are accessible with both Balderton and Newark town centre within close proximity.

Newark town centre amenities include Waitrose, Morrisons, Asda and Aldi supermarkets. The Georgian market square with regular markets, a variety of niche and chain shops, quality bars, restaurants and cafe's including Costa and Starbucks. Newark is within commuting distance of Nottingham and Lincoln and fast trains are available from Newark Northgate railway station with a journey time to London Kings Cross of approximately 75 minutes.

Viewing is highly recommended and the accommodation can be more fully described as follows:

GROUND FLOOR

Composite front door gives access to:

ENTRANCE HALL

With, Amtico flooring, radiator and staircase off.

WC

6'2 x 3'2 (1.88m x 0.97m)

With Amtico flooring, low suite WC, pedestal wash hand basin with tiled splashback, radiator and obscure uPVC double glazed window to the front elevation.

LOUNGE

14'9 x 9'11 (4.50m x 3.02m)



With carpet flooring, freestanding fire with timber surround, double radiator and uPVC double glazed window to the front elevation.

KITCHEN, DINING, LIVING ROOM

17'5 x 13'4 (5.31m x 4.06m)



With a contemporary gloss white fitted kitchen comprising: base units and drawers, granite worktops and splashbacks, matching wall units and stainless steel 1.5 sink and drainer. Integrated appliances include a five ring gas hob with extractor hood over, fridge freezer, electric oven and grill and dishwasher. There is ample space for a dining table and sofa. This is a light and airy room benefitting from a UPVC double glazed window and French doors to the rear elevation with a further triple Velux window. Double radiator.

FURTHER VIEW



KITCHEN AREA



FURTHER VIEW



DINING AREA



UTILITY CUPBOARD



A useful enclosed space for appliances such as a separate washing machine and tumble dryer, with worktop over and gas fired central heating boiler.

FIRST FLOOR

LANDING

With carpet flooring, built in storage cupboard and loft access hatch.

BEDROOM ONE

11'1 x 8'9 (3.38m x 2.67m)



With carpet flooring, radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO

10'1 x 8'9 (3.07m x 2.67m)



With carpet flooring, radiator and UPVC double glazed window to the rear elevation.

BEDROOM THREE

8'4 x 6'5 (2.54m x 1.96m)



With carpet flooring, radiator and UPVC double glazed window to the rear elevation.

BATHROOM

8'4 x 6'3 (2.54m x 1.91m)



With vinyl flooring, low suite WC, sink with vanity unit, panelled bath with shower attachment and tiled surround and separate shower cubicle with glazed screen and tiled surround. Chrome towel radiator and obscure UPVC double glazed window to the front elevation.

FURTHER VIEW



FURTHER VIEW



OUTSIDE



The frontage provides an established landscaped front garden, with a range of planted shrubs and paved pathway leading to the front entrance door.

There is a tarmac driveway to the side providing ample off road parking for 2 cars. A timber gate from the driveway provides access to the rear garden.

The rear garden is laid to lawn with a paved patio, external light, outside tap and double external power socket. The rear boundaries are fully fenced and secure.

REAR



DRIVEWAY



SERVICES

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

TENURE

The property is freehold.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

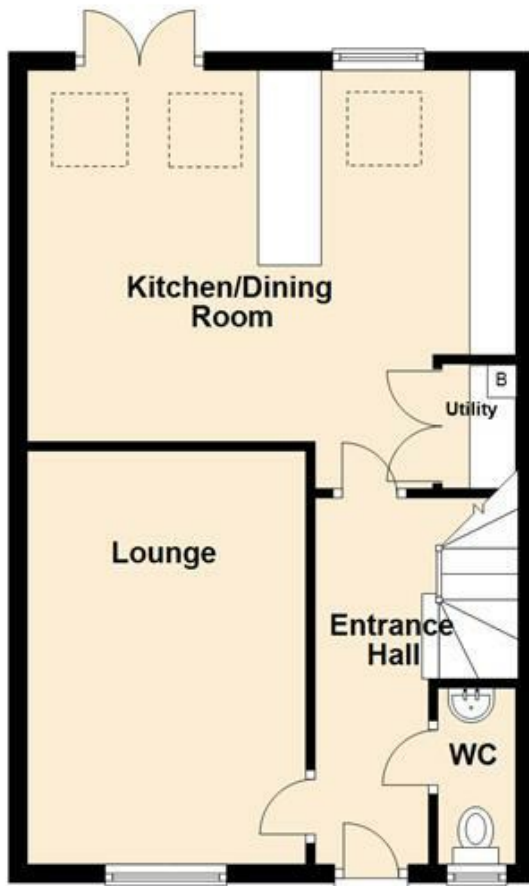
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

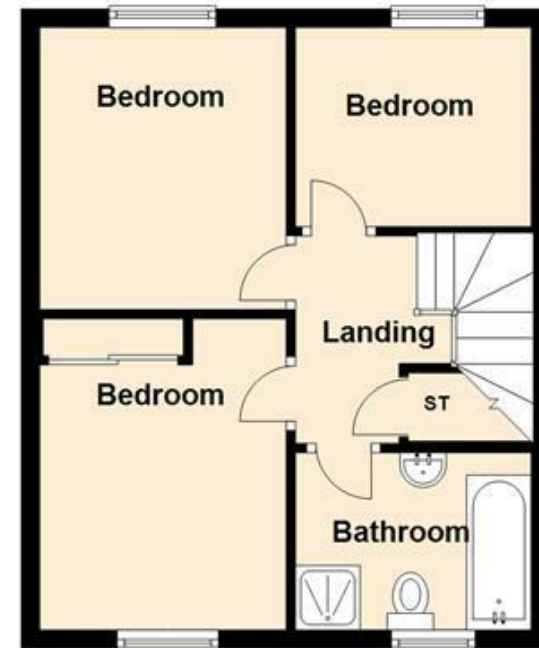
Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 80.8 sq. metres (869.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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



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