



Plot 4, Apple Orchard Hutchinson Road,
Newark, NG24 2GW

£389,950
Tel: 01636 611811

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

A new build semi-detached four bedroomed house providing exceptionally spacious living accommodation and above-average sized corner plot in a pleasant private driveway location on this small development comprising only four properties. Central heating is air sourced, under floor ground floor and panelled radiators to the first floor. There is Karndean flooring throughout the ground floor and fitted carpets provided upstairs. The bathroom walls and floor are fully tiled. The property stands in pleasant established surroundings facing a pleasant wooded area. There is a low front boundary wall, driveway, integral garage with remote controlled doors, patio and turfed garden.

This property provides a unique opportunity to acquire a four bedroomed house with above average room sizes, a family sized garden, a secure and pleasant location within an established residential area less than one mile from Newark town centre and close to a good recognised primary school.

The accommodation, providing 1530 sq.ft internally, excluding the garage, includes on the ground floor, an entrance hall, lounge, cloakroom, built in cloaks cupboard, dining kitchen with quality units and bi-fold doors. There is a separate utility room. The first floor provides four exceptionally large double sized bedrooms, master en-suite and family bathroom with bath and separate shower. The integral garage has a remote electric door.

Apple Orchard is a small private road development comprising four semi-detached houses, each with above average sized gardens. This is a well established residential area. There is a primary school at Coddington within walking distance of the property and bus services to Newark town centre. Access points to the A1 at Coddington provide excellent north/south communications and link with the A46 dual carriageway providing an easy commute to Leicester, Nottingham and also access to the M1 motorway system. There are railway services from Newark Castle station to Lincoln and Nottingham and also Newark is on the main East Coast railway line with journey times between Newark Northgate station and London King's Cross in just over 75 minutes.

Newark is an attractive town with an excellent range of amenities including a Waitrose store, Asda, Morrisons and Aldi supermarkets and most of the multiples represented in the area, and retail parks. There is a wonderful Georgian market square, 12th Century castle and riverside areas.

The brickwork is handmade in character 'imperial country blend'. There is a garden patio and turfed garden. The property provides the following accommodation:

GROUND FLOOR

Karndean flooring throughout.

ENTRANCE HALL

With personal door to the garage and cupboard under the stairs.



CLOAKROOM

With basin, cabinets, low suite WC, radiator, extractor fan and wall tiling.

LOUNGE

14'2 x 13'8 (4.32m x 4.17m)

With front window. A good sized sitting room open plan with the reception hall.



DINING KITCHEN

18' x 17'10 (5.49m x 5.44m)

With quality range of kitchen units comprising base cupboards, wall cupboards and working surfaces incorporating an electric hob, electric oven and microwave. Also fridge freezer. There is an island unit with cupboards, drawers and a one and a half sink unit with mixer taps. Bi-fold doors to the garden.



UTILITY ROOM

10' x 6' (3.05m x 1.83m)

With base units, wall cupboards, working surfaces, stainless steel sink unit and wall tiling.

EN-SUITE

10'4 x 4'10 (3.15m x 1.47m)

With shower, basin, low suite WC, cabinets, heated towel rail.



FIRST FLOOR

LANDING

With radiator, hatch to the roof space. Built in deep storage cupboard.

BEDROOM ONE

14'10 x 11'7 (4.52m x 3.53m)
(excluding the door reveal)

With radiator.

BEDROOM TWO

14'6 x 11'8 (4.42m x 3.56m)

With radiator. A good sized double bedroom



BEDROOM THREE

15'5 x 10'6 (4.70m x 3.20m)
(measured into the Dormer window)

A double sized bedroom with radiator.



FAMILY BATHROOM

8'5 x 6'7 (2.57m x 2.01m)

Bath, separate shower, low suite WC, fitted cabinets and heated towel rail. Fully tiled walls and floor.



BEDROOM FOUR

10'6 x 9'1 (3.20m x 2.77m)

A good sized double bedroom with radiator.



INTEGRAL GARAGE

19'2 x 10'7 (5.84m x 3.23m)

With electric remote controlled roller shutter door.

OUTSIDE

The property has a walled frontage and block paved driveway. There is a patio to the rear of the property and a turfed lawned area. Externally the air sourced heating unit is fitted.



VIEWING

Strictly by appointment with the selling agents.

WARRANTY

The property is offered with a 10 year building warranty.

EPC

There is a SAP rating on the property and the EPC will be provided on completion of the building work.



SERVICES

Mains water, electricity, and drainage are all connected to the property. Data points provided.

TENURE

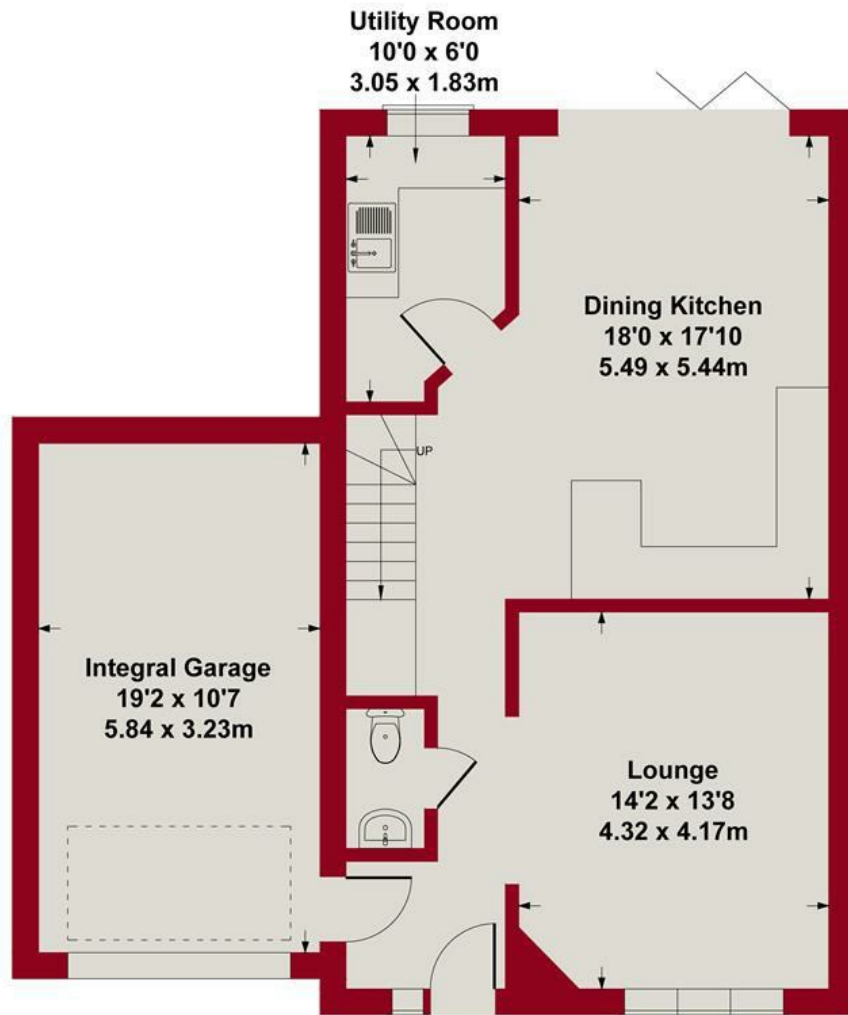
The property is freehold.

POSSESSION

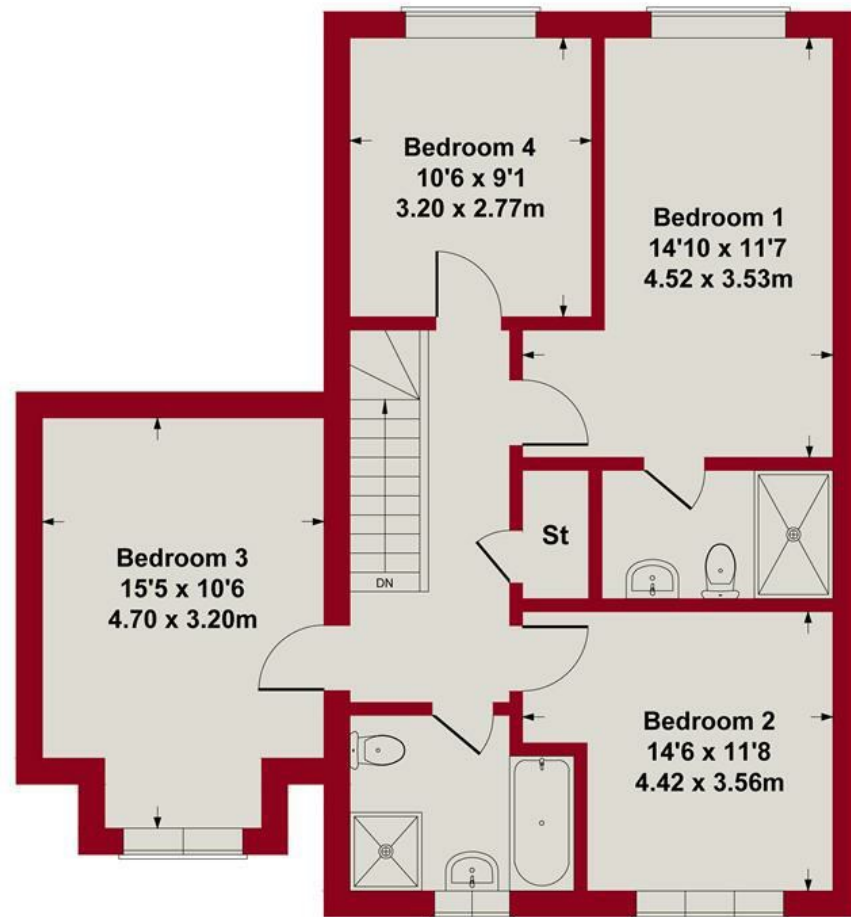
Vacant possession will be given on completion.

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.



GROUND FLOOR




FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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		
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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