



Plot 3, Apple Orchard Hutchinson Road,  
Newark, NG24 2GW

£349,950

Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- New Build Semi-Detached House
- Open Plan Kitchen Diner with Bi-fold Doors
- Enclosed Rear Garden
- Highly Favoured Beacon Hill Area
- High Specification and Standards of Finish
- Three Double Sized Bedrooms, Master En-suite and Family Bathroom
- Hall, Lounge and Downstairs Cloakroom
- Private Drive Development (Four Properties Only)
- Good Primary School Catchment Area
- Ten Year Warranty Scheme

The accommodation, providing 1330 sq.ft internally excluding the garage, provides a reception hall, downstairs cloakroom and toilet, spacious lounge, open plan kitchen dining with bi-fold doors and a separate utility room. A staircase leads to an exceptionally spacious landing and three double sized bedrooms, master en-suite with shower, family bathroom with bath and shower. The bathroom and en-suite are fully tiled.

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 stairs and built in cupboard.

### LOUNGE

13'5 x 11'8 (4.09m x 3.56m)

With front window.

### DINING KITCHEN

18'2 x 11'8 (5.54m x 3.56m)

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

### UTILITY ROOM

9'7 x 6' (2.92m x 1.83m)

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

### FIRST FLOOR

### LANDING

An exceptionally spacious landing, hatch to the roof space.

### BEDROOM ONE

15'9 x 11'9 (4.80m x 3.58m)

With radiator.

### EN-SUITE

With shower, basin, low suite WC, fully tiled walls and floor.

### BEDROOM TWO

15'10 x 11'3 (4.83m x 3.43m)

A double sized bedroom with radiator.

### BEDROOM THREE

15'6 x 10'5 (4.72m x 3.18m)

(measured into the Dormer window)

A double sized bedroom with radiator.

### BATHROOM

15'6 x 9'6 (4.72m x 2.90m)

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

### INTEGRAL GARAGE

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

With electric remote controlled 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.

### 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.

**VIEWING**

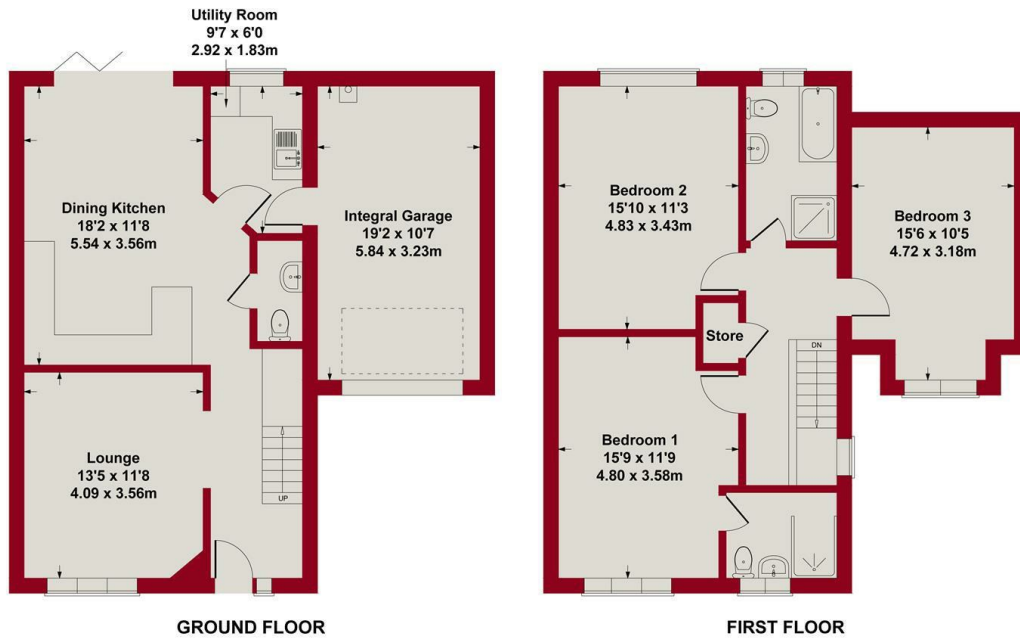
Strictly by appointment with the selling agents.

**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.



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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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