



80 Hawton Road, Newark On Trent, NG24
4QB

£295,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
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Conveniently located on Hawton Road, this delightful 2 bedroom detached bungalow with driveway and garage, offers a perfect blend of space and convenience. Built in 1955, this property has been thoughtfully designed to provide a spacious living environment, ideal for those seeking a bungalow for retirement or accessibility, while remaining close to the town centre and local amenities.

The bungalow's accommodation includes, entrance hallway, a generous size lounge with bay and French window that allows good natural light, and a fitted kitchen. With two well-proportioned bedrooms, and a shower room, this home is would be ideal for those seeking a retirement bungalow or an easily maintained home close to local amenities.

Set on a substantial plot, the property enjoys mature gardens extending to the front and rear that provides a secluded outdoor space. The delightful grounds offer an ideal environment for the gardening enthusiasts or those who enjoy a spacious garden for entertaining family and friends. .

Ample parking is provided with space available for two or three cars, for additional parking there is a brick built single garage. Being located in a good area of Newark ensures that residents can enjoy the benefits of excellent local amenities, shops, supermarkets and transport links, all within easy reach. The property would suit those seeking a bungalow with flexible and accessible living accommodation close to town centre amenities and mainline railway station offering fast trains to London.

Hawton Road is a highly regarded residential area with convenient town centre amenities within walking distance. Newark Northgate railway station is close by and has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, also there are several supermarkets including Waitrose, Morrisons, Asda and Aldi.

The bungalow is likely to have been built circa 1955 and is constructed of brick elevations incorporating a blue brick damp proof course. The roof is traditionally built with a hip design and plain tiles. There are replacement uPVC double glazed windows. Heating is by energy efficient modern electric radiators installed in recent years.

The accommodation comprises in more detail as follows:

ENTRANCE HALL

With oak front entrance door, fitted storage cupboard and cupboard containing the hot water cylinder. Electric radiator.

LOUNGE

16'2 x 13' (4.93m x 3.96m)
(excluding the bay)



French window, period fireplace built with briquettes (clay Gate style), oak Parquet floor and electric radiator.



KITCHEN

10' x 9'3 (3.05m x 2.82m)
(plus recess 6'6 x 3'6)



Fitted kitchen units comprise light oak style base cupboards and drawers, working surfaces above with inset one and a half bowl sink and drainer and mixer tap, tiling to splashbacks. Wall cupboards including corner shelving and a leaded light display cabinet. Tall storage cupboard. Pine panelling to the ceiling, recess with tiled floor and wall tiling. Window to side elevation, extractor fan, window to rear elevation. Gas point for cooker.

REAR ENTRANCE PORCH

With stable door.

BEDROOM ONE

13'11 x 10'11 (4.24m x 3.33m)



Box bay window, fitted wardrobes, electric radiator.

BEDROOM TWO

11'11 x 11'1 (3.63m x 3.38m)



(plus bay window)

INNER LOBBY

With access to the roof.

SHOWER ROOM

6'6 x 6'2 (1.98m x 1.88m)

With shower cubicle and electric shower, basin with vanity unit, electric fan heater.

SEPARATE WC

With low suite WC and half tiled walls.

OUTSIDE



The property is well positioned set back on a 0.182 acre plot with a walled frontage. There is a concrete strip driveway providing ample parking for up to three vehicles and leading to the brick built single garage. The front gardens are laid to lawn and well stocked with mature trees and shrubs. A concrete forecourt leads to the front of the bungalow, storm porch and front entrance door.



Moving to the rear there are enclosed and secluded gardens with concrete patio terraces and low brick walls connecting to the rear of the bungalow. Concrete pathways lead to the garden which is laid to lawn and extends to the rear boundary. Planted with a good variety of trees and shrubs the garden enjoys a good degree of privacy and has close boarded wooden fences to the boundaries.

The detached garage measuring 20' x 12' is of brick construction under a pitched corrugated roof likely to contain asbestos. There is an up and over door to the front for vehicular access and a PVC personal door. Timber garden shed.





TENURE

The property is freehold.

SERVICES

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

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 C.

Floor Plan

Approx. 74.2 sq. metres (798.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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