



6 Cludd Avenue, Newark, NG24 2GL

£220,000
Tel: 01636 611811

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

Located on Cludd Avenue a quiet street, within one mile of Newark town centre, this delightful 3 bedroom mid-terrace family home offers a perfect blend of modern living and comfort. Built in 2000, this three-storey home boasts an impressive 1,317 square feet of well-presented accommodation, making it an ideal choice for families seeking space and versatility.

The living accommodation has gas fired central heating and includes, on the ground floor, an entrance hallway with personal door to the integral garage, a useful shower room, utility room and versatile bed 3/study, ideal for those working from home. Moving to the first floor there is a spacious family lounge and dining kitchen, fitted with good quality shaker design units and cooking appliances. On the second floor, the property features two generously sized double bedrooms, both having en-suite bathrooms.

Outside, the landscaped rear garden offers a secluded space, perfect for outdoor gatherings or quiet evenings. The garden is designed with a low maintenance paved patio terrace and a timber constructed open bay garden room, ideal for alfresco entertaining.

Additionally, the property includes ample off road parking for one car on the front driveway, with additional storage available in the integral single garage.

In summary, this three-bedroom family home on Cludd Avenue is a wonderful opportunity for those looking for a modern, spacious, and well-located property in Newark close to amenities. With its attractive features and thoughtful design, it is sure to appeal to a wide range of buyers.

Newark is an attractive town ideally located for commuting to Nottingham, Lincoln, Leicester or London. Cludd Avenue is situated just one mile from Newark town centre and close to access points for the A1, A46 and A17. For those looking to commute fast trains are available from Newark Northgate railway station connecting to London King's Cross in approximately 75 minutes. Also there are regular rail services from Newark Castle to Lincoln and Nottingham. The town has a lovely Georgian Market

Square which holds regular markets and events and has a good variety of independent shops, boutiques, bars, restaurants and cafes including Starbucks and Costa. The 12th Century Castle, riverside areas and the wonderful Parish Church are particular attractions to the town. Also there are Waitrose, Asda, Morrisons, Aldi and Lidl supermarkets and a recently opened M&S food hall. Nearby are good primary and secondary schools.

This three storey mid terrace house was built by Barrett Homes circa 2000. Constructed with brick elevations under a tiled roof covering the living accommodation benefits from a gas fired central heating system which had a new boiler fitted in around 2022 and there are uPVC double glazed replacement windows fitted circa 2020. Arranged over three levels the living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

21'10 x 2'11 (6.65m x 0.89m)

Composite double glazed front entrance door, built in double cloaks cupboard with coat hooks and shoe racks. Laminate floor in entrance area, the majority of the floor covering is ceramic tiled. Radiator, airing cupboard housing a Santon Premier hot water cylinder. Personal door to the single garage, staircase to first floor.

SHOWER ROOM

8'10 x 2'9 (2.69m x 0.84m)



Fitted with a white suite comprising low suite WC and pedestal wash hand basin. Tiled shower cubicle with glass screen door and a wall mounted shower.. Radiator, extractor fan.

UTILITY ROOM

8'7 x 5'7 (2.62m x 1.70m)



Fitted with base cupboards, working surfaces over and inset stainless steel sink and drainer with mixer tap. Tiling to splashbacks. Plumbing and space for automatic washing machine, space for a dryer. Ceramic tiled flooring, radiator, wall mounted Ideal Logic +Heat2 H30 gas fired central

heating boiler fitted circa 2022. Manrose extractor fan, composite double glazed rear entrance door.

STUDY/BEDROOM THREE

8'7 x 8'6 (2.62m x 2.59m)



Radiator, uPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Staircase leading to second floor.

DINING KITCHEN

14'6 x 10'10 (4.42m x 3.30m)

(narrowing to 8'6)



Two uPVC double glazed windows to rear elevation, double panelled radiator. Range of modern Shaker design wood effect kitchen units fitted circa 2020 include base cupboards and drawers including pan drawers, working surfaces over with inset stainless steel sink and drainer, mixer tap with spray hose attachment, tiling to splashbacks. Eye level wall mounted cupboards. Integral appliances include a NEFF electric oven, CDA gas hob, freestanding BEKO dishwasher.



LOUNGE

14'7 x 14' (4.45m x 4.27m)

(plus 5'10 x 4'9)



Two uPVC double glazed windows to the front elevation, single panelled radiator, double panelled radiator. Coved ceiling, double power point with USB, two single power point and one double power point, tv point, Virgin Media point.

SECOND FLOOR

LANDING

BEDROOM ONE

14'7 x 9'1 (4.45m x 2.77m)
(narrowing to 7'2 plus *4 x 2'8)



Two uPVC double glazed windows to front elevation, radiator, built in double wardrobe with sliding mirrored doors incorporating hanging rail and shelves. Two double power points with USB, tv point, one single power point.



EN-SUITE BATHROOM

6'7 x 5'10 (2.01m x 1.78m)



Radiator, extractor fan, ceramic tiled floor. White suite comprising wash hand basin with vanity cupboard below,, low suite WC, panelled bath with mixer tap and shower attachment. Part wall tiling to splashbacks.

BEDROOM TWO

12'6 x 10'1 (3.81m x 3.07m)
(narrowing to 8'5)



Radiator, two uPVC double glazed windows to rear elevation, loft access hatch. Two built in double wardrobes fitted along one wall with sliding doors, hanging rail and shelving.

EN-SUITE SHOWER ROOM

5'4 x 5'1 (1.63m x 1.55m)



White suite comprising low suite WC, wash hand basin and a gloss grey vanity unit below, tiling to splashbacks. Heated chrome towel radiator, extractor fan, ceramic tiled floor. Corner shower enclosure with glass screen door, tiled walls and a wall mounted shower.

OUTSIDE

To the frontage there is a tarmac driveway providing off road car parking and pathway to the front door.

SINGLE GARAGE

10'9 x 7'8 (3.28m x 2.34m)

Up and over door, the walls are plastered, double power point and light. The garage has been divided with a part dividing wall and opening leading to:

STORE

7'8 x 7' (2.34m x 2.13m)

Personal door leading to entrance hallway.

To the rear of the property there is a secluded rear garden which is laid out with a low maintenance paved patio terrace, path and gravelled area. Timber built open plan garden room creating a partly enclosed area suitable for those who enjoy outdoor entertaining.

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

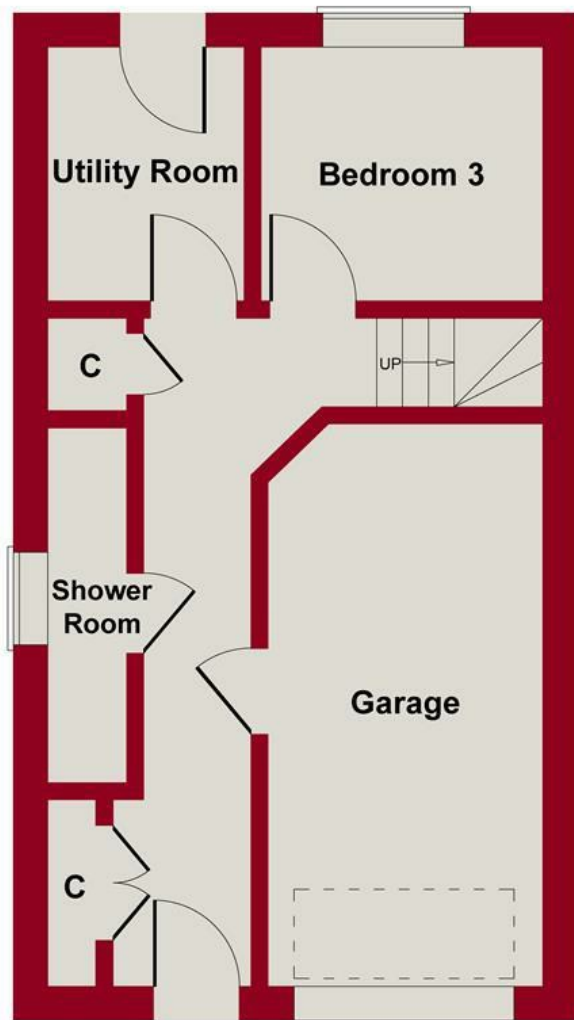
Vacant possession will be given on completion.

MORTGAGE

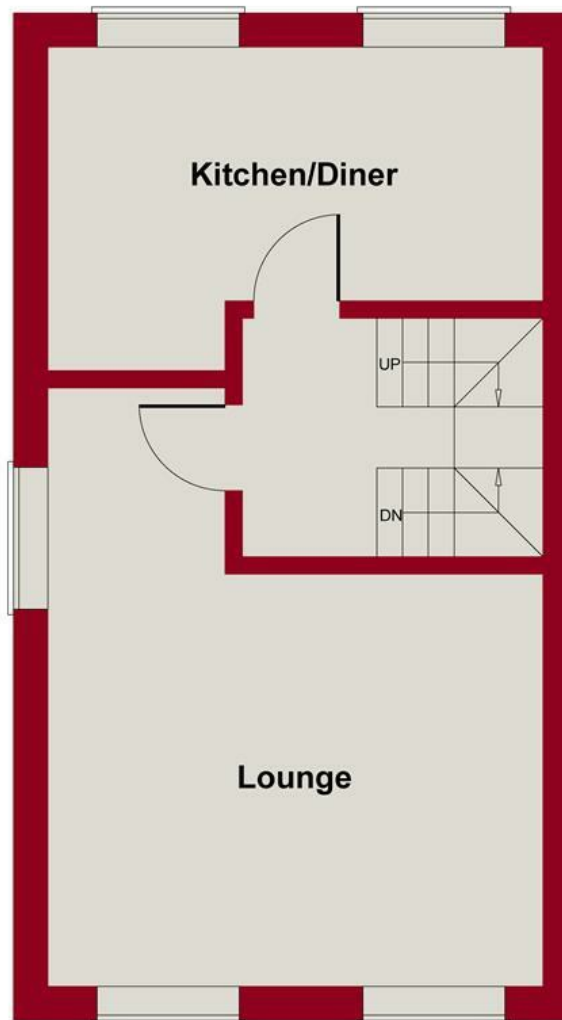
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

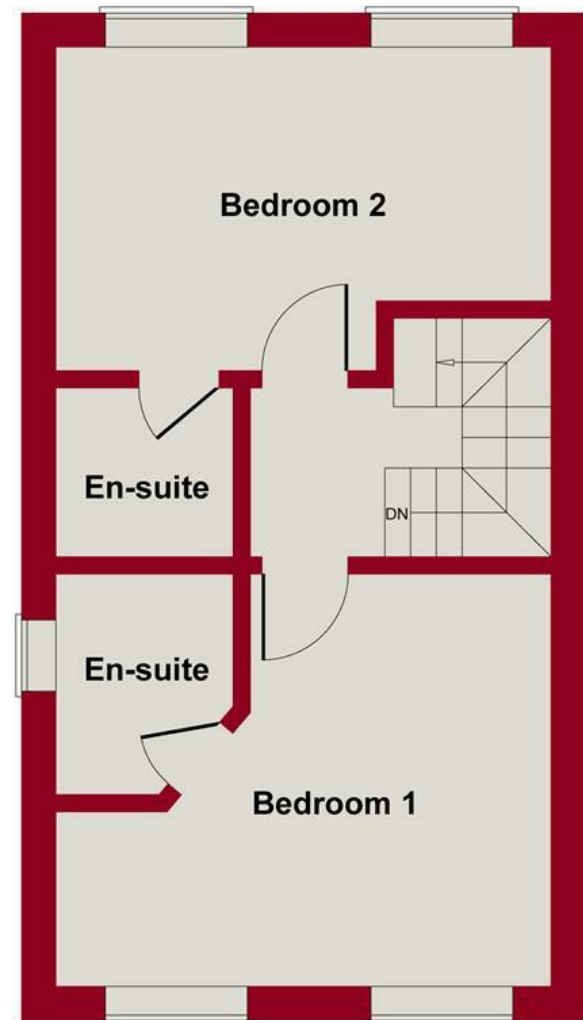
The property comes under Newark and Sherwood District Council Tax Band C.



GROUND FLOOR



FIRST FLOOR




SECOND FLOOR

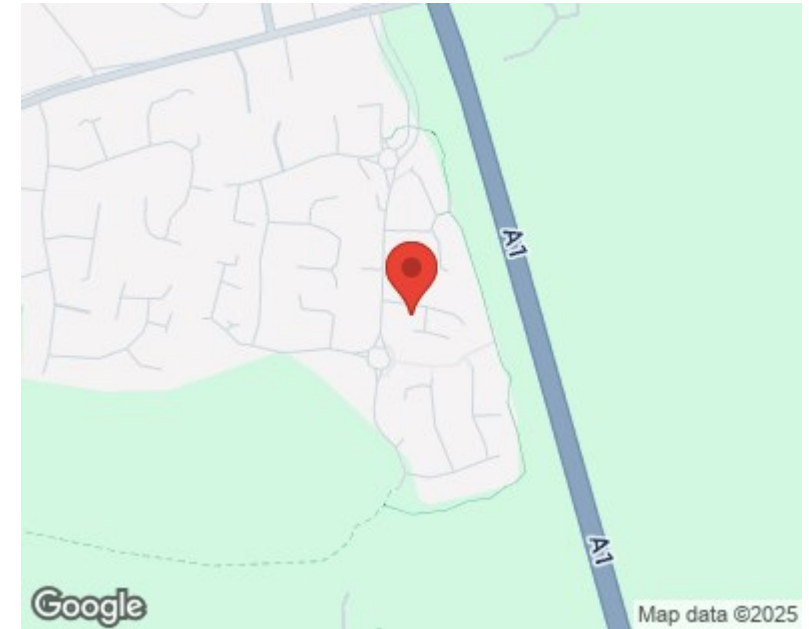
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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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