



12 Windsor Avenue, Newark, NG24 4JA

£300,000
Tel: 01636 611 811

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

Conveniently situated on Windsor Avenue within one mile of Newark town centre, this beautifully presented semi-detached family home offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking both space and style. The well-appointed family bathroom ensures convenience for all.

On entering via the porch, there is an inviting hallway with WC, leading to a comfortable sitting room with bay window, and to a superb open-plan living and dining area, seamlessly connected to a contemporary kitchen equipped with modern units and appliances, making it perfect for entertaining guests or enjoying family meals. Additionally there is a useful utility room fitted with bespoke storage cupboards.

Outside, the property boasts a generous driveway that accommodates up to four vehicles, along with a brick built double-length garage, providing ample storage and parking options. The secluded rear garden is a true highlight, offering a tranquil space to unwind, complete with a lovely patio terrace for al fresco dining or simply enjoying the outdoors.

This Vickers built home has been thoughtfully modernised, ensuring it meets the needs of today's families while retaining its character. With its prime location and excellent amenities nearby, this property is not to be missed. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a sought-after area.

Windsor Avenue is conveniently situated in walking distance of excellent local amenities including shops and schools and is within 1 mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi. There is also a recently opened M&S food hall. Newark Town Centre has an attractive mostly Georgian Market Square which holds regular markets and has a variety of independent shops, boutiques, bars, restaurants and cafes. Nearby Sconce hills and Devon Park offers pleasant walking trails and riverside walks, the Rumble cafe and children's play park. Newark Northgate railway station has fast trains

connecting to London King's Cross with journey times in the region of 1 hour 15 minutes. Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. There are nearby access points for the A1 and A46 dual carriageways. Newark has primary and secondary schooling of good repute and a General Hospital.

This Vickers built semi-detached house built circa 1937 constructed with brick elevations under a Rosemary tiled roofed covering. There is a modern single storey extension to the rear. Windows are uPVC double glazed and the central heating system is gas fired with a Baxi combination boiler. The living accommodation can be described in more detail as follows:

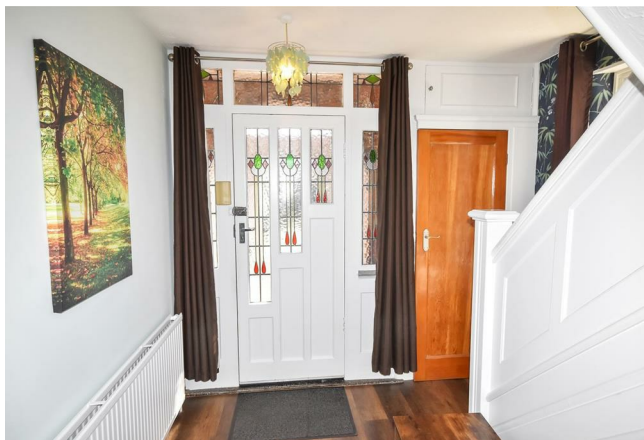
GROUND FLOOR

ENTRANCE PORCH

With composite double glazed front entrance door.

ENTRANCE HALLWAY

Original wood front door with leaded light and stained glass. Panelled staircase to first floor and useful storage cupboard below. Built in cloak's cupboard, double panelled radiator.



WC

5' x 3'4 (1.52m x 1.02m)

Fitted with a modern white low suite WC, wash hand basin with mixer tap and gloss vanity unit under. Mosaic

tiling to splashbacks. Wall mounted towel radiator, LVT flooring, uPVC double glazed window to rear elevation.

SITTING ROOM

14'10 x 11'8 (4.52m x 3.56m)

(measurement into bay window)

Walk in bay with uPVC double glazed window to front elevation, radiator. Dado and picture rail, LVT wood effect flooring, television point. Attractive cast iron open fireplace with wooden surround and stone hearth.



OPEN PLAN LIVING & DINING KITCHEN

19'10 x 12'1 (6.05m x 3.68m)

(narrowing to 9'6)

UPVC double glazed French door to rear elevation giving access to the patio terrace and garden. Tiled fireplace and hearth housing a wood burning stove, two radiators, coved ceiling, wall mounted television point. Space for dining table and comfortable seating. Open plan to:



KITCHEN

10'1 x 8'5 (3.07m x 2.57m)

UPVC double glazed window to side elevation. Range of modern gloss finish kitchen units including base cupboards and drawers, working surfaces over with inset composite one and a half bowl sink and drainer with mixer tap. Tiling to splashbacks. Eye level wall mounted cupboards. Plumbing and space for dishwasher. Two recesses fitted with wood frames and glass display shelves. Wall mounted extractor. Rangemaster Infusion Classic 100 electric cooking range with induction hob and fan oven. Sliding pocket door leading to utility room.



UTILITY ROOM

10'10 x 4'10 (3.30m x 1.47m)

UPVC double glazed rear entrance door. Wall mounted gas fired Baxi combination boiler, tall larder cupboard with shelving. Bespoke sliding storage unit with shelving. LVT flooring, space for a tall fridge, plumbing and space for automatic washing machine.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM ONE

14'10 x 11'9 (4.52m x 3.58m)

Walk in bay with uPVC double glazed window to front elevation. Radiator, LVT wood effect flooring.



BEDROOM TWO

14'3 x 12'1 (4.34m x 3.68m)

UPVC double glazed window to rear elevation, radiator, reproduction case iron hob style open fireplace, tiled hearth. Wood effect LVT floor, coved ceiling.



BEDROOM THREE

8'11 x 6'5 (2.72m x 1.96m)

UPVC double glazed window to front elevation, radiator. Built in wardrobe and cupboard, double bed space.



BEDROOM FOUR

7'5 x 5'7 (2.26m x 1.70m)

Radiator, uPVC double glazed window to side elevation.



FAMILY BATHROOM

8'2 x 7'3 (2.49m x 2.21m)

(plus 3'1 x 2'6)

Fitted with a well appointed modern white suite including wash hand basin with gloss white vanity unit under, counter top and wall mounted cupboards, heated mirror with light. Low suite WC, panelled bath, rain shower over, folding glass shower screen. Tiling to splashbacks, wall mounted chrome towel radiator. Waterproof shower

boards to walls, extractor fan, high level uPVC double glazed window to rear, LVT flooring, LED ceiling lights.



OUTSIDE

The house is well positioned on a generous sized plot. To the frontage there is a brick boundary wall and opening to the gravel driveway with parking for 2-3 cars. To the side of the house is a concrete area leading to a set of centre opening wooden gates which open to a concrete driveway positioned at the side of the house with parking for a further two cars and leading to the garage.



DOUBLE LENGTH GARAGE

32'3 x 9'11 (9.83m x 3.02m)

Constructed of brick elevations under a tiled roof covering. Up and over door to the front elevation, wooden personal door to the side giving access to the rear garden. Power and light connected. Part divided wood partition wall, uPVC double glazed windows to rear and side elevations.



There is a pleasant spacious and secluded garden to the rear of the house laid out with a large paved patio terrace connecting to a lawn garden planted with shrubs and trees including Silver Birch. This extends to the rear boundary. Here there is a paved yard and a large timber shed with two compartments.



SHED ONE

11'3 x 7'8 (3.43m x 2.34m)



SHED TWO

8'3 x 7'10 (2.51m x 2.39m)

There are close boarded wooden fences to the boundaries completing the enclosure and giving a good degree of privacy.



TENURE

The property is freehold.

SERVICES

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

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

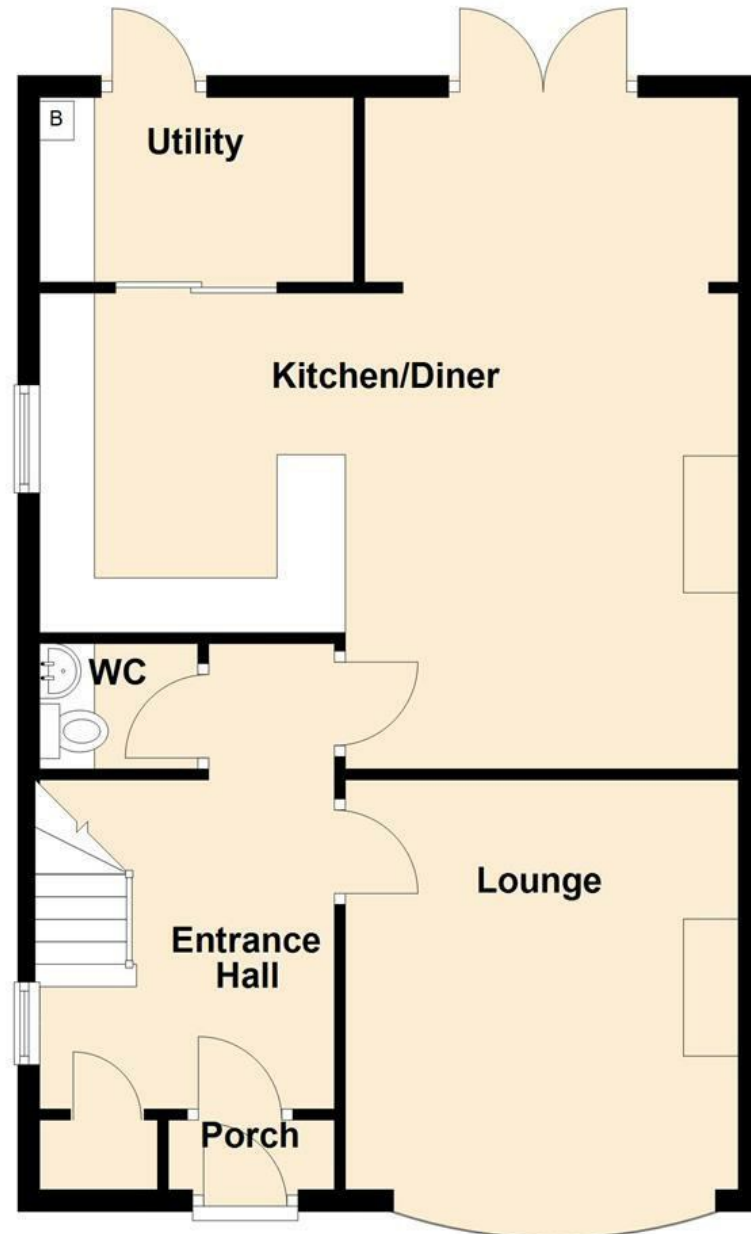
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

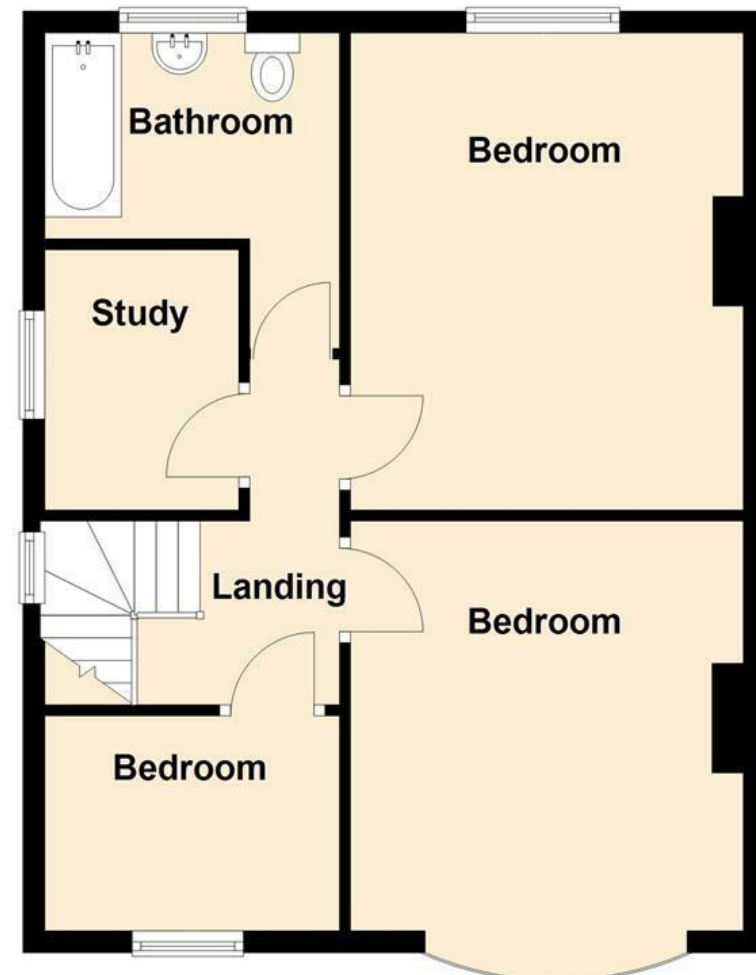
Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



Total area: approx. 116.6 sq. metres (1254.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 611 811



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