



11 Crocus Close, Newark, NG24 4FW

Price Guide £300,000

Tel: 01636 611811

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

*** GUIDE PRICE £300,000 - £320,000*** Situated on a prominent frontage and service road access this beautiful well presented three bed roomed family size home features extra car parking space and a south facing walled garden. Central heating is gas fired, windows uPVC double glazed and there is a positive input ventilation system which introduces fresh air filtered into the property.

The accommodation is well designed with good window space, light and airy rooms. The living kitchen with vaulted ceiling and Velux roof lights is a particular feature of the property. The lounge has a bay window. The frontage provides ample parking with the driveway and integral garage. Just opposite there is additional parking space within the freehold interest. The property is approached with a front door, entrance hall and downstairs cloak room. There is a useful utility room. The first floor provides a landing, three bedrooms, master en-suite and family bathroom. Blinds are fitted in the lounge, bedrooms and kitchen and are included in the sale. There are wired internet points in two of the bedrooms and fibre internet is also available.

The south facing garden is walled on the west side and fenced on the south. There is a water tap and external power point.

Forming part of the new Middlebeck development, Crocus Close is a pleasant cul-de-sac conveniently located just over 1 mile from Newark town centre and a range of excellent local amenities including an M&S food hall. Also there are Waitrose, Asda, Morrisons, Aldi and Lidl supermarkets. The mostly Georgian Market Square holds regular markets and events and has a good variety of independent shops, boutiques, bars, restaurants and cafes including Starbucks and Costa. Nearby are good primary and secondary schools. Local leisure facilities within walking distance include Sconce & Devon Park, a large area of public open grass and woodlands including Devon Pastures local nature reserve, Queen's Sconce; a large civil earth works, Civil War trail, children's play area, Rumbles cafe, football centre, parking and public toilets. A modern leisure centre, gym and YMCA with excellent activities is also located within walking distance and the Sustrans cycle path and Balderton

Lakes are also nearby. Newark Northgate railway station is just a short drive and has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally, Newark Castle railway station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways.

The property was built by Countryside Homes in 2022 and is of timber framed construction with attractive red brick clad and rendered elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

ENTRANCE HALL



Radiator and staircase to the first floor.

CLOAKROOM

Low suite WC, radiator.

LOUNGE

14'9 x 10'4 (4.50m x 3.15m)
(plus 3' deep bay window)



This pleasant room has a dual aspect. Radiator. Fitted blinds included.

OPEN PLAN LIVING & DINING KITCHEN

17'9 x 9'3 (5.41m x 2.82m)



South aspect with opening French doors and window to the garden. Also three Velux roof lights in the vaulted ceiling, fitted with manual sun blocking blinds. Fitted wall units, base units, working surfaces incorporating a gas four ring hob, oven, dishwasher, fridge freezer, pull out storage, splashback and stainless steel extractor. Fitted blinds included.



UTILITY ROOM

With plumbing for an automatic washing machine (included in sale)

FIRST FLOOR

LANDING

With built in cupboard and hatch to the roof space.

BEDROOM ONE

15'8 x 9'4 (4.78m x 2.84m)
(measured into the door recess)



Built in wardrobe with mirrored sliding doors, radiator. Fitted blinds included.

EN-SUITE



Shower cubicle, basin, low suite WC. Fitted cabinets. Electric chrome heated towel radiator which can also be heated as normal radiators via the central heating, Shaver point, LED lighting.

BEDROOM TWO

10'5 x 10' (3.18m x 3.05m)



Radiator. Wired internet port for alternative use as a home office. Fitted blinds included.

BEDROOM THREE

9'11 x 8'3 (3.02m x 2.51m)



With dual aspect. Radiator and fitted book shelving. Wired internet port for alternative use as a home office. Fitted blinds included.

BATHROOM

7' x 6'4 (2.13m x 1.93m)

Bath with shower screen and chrome shower fitting, basin, low suite WC. Electric chrome heated towel rail which can also be heated as normal radiators via the central heating. Shaver point, LED lighting.



INTEGRAL GARAGE

18'11 x 9'4 (5.77m x 2.84m)

Baxi gas fired central heating boiler. Personal door, up and over door, fluorescent light and power point.

OUTSIDE



The property stands on a frontage with parking for two cars. There is a further car parking space in the front lay by area which forms part of the freehold of the property. Side gate and path. Rear garden walled on the west side and fenced on the south side. An attractive enclosed and secluded garden. Water tap and external power point.

SERVICES

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

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

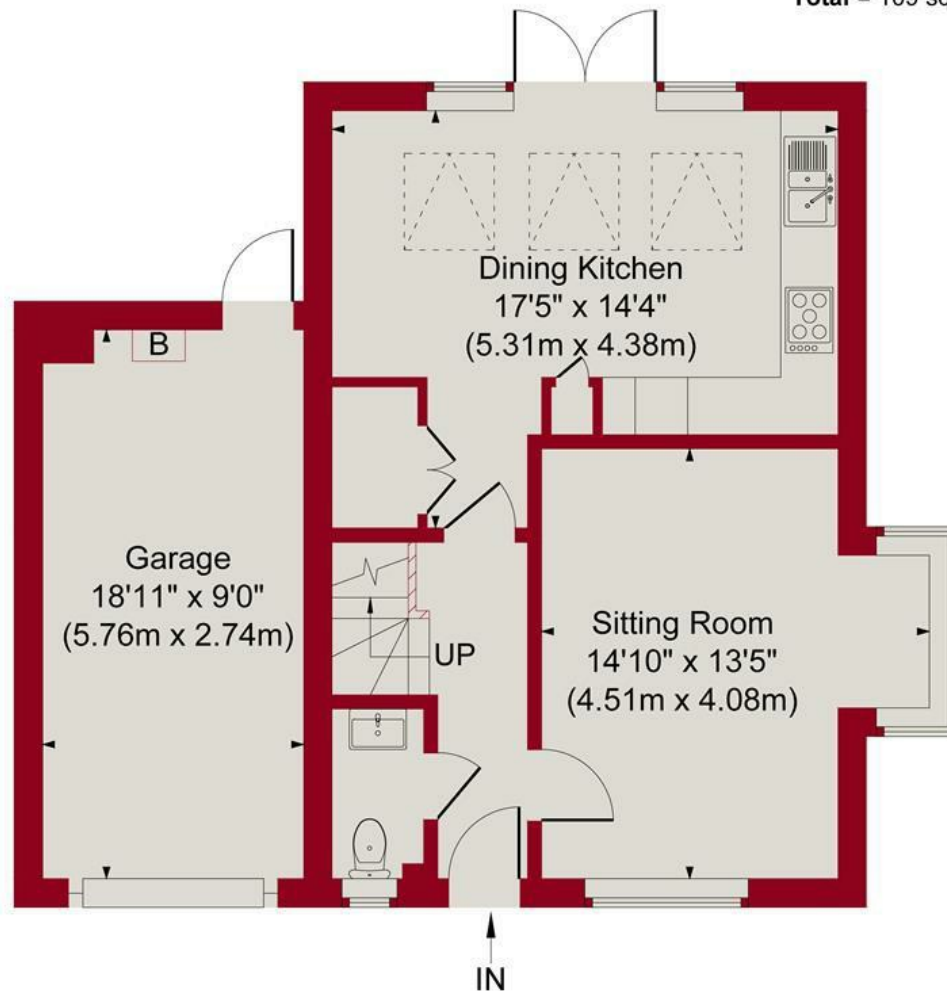
MORTGAGE

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.

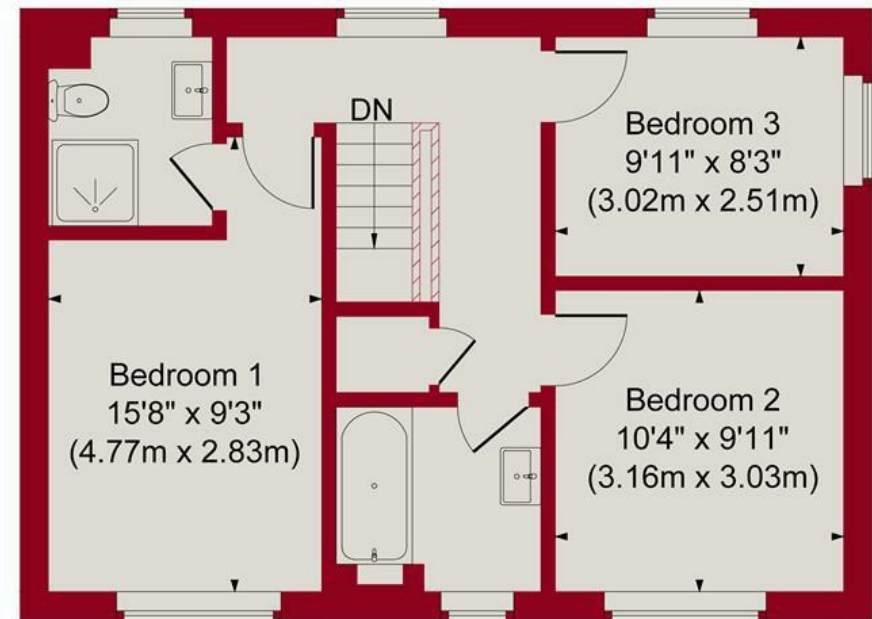
COUNCIL TAX

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

11 Crocus Close, Newark
Approximate Gross Internal Area
Main House = 93 sq.m/1001 sq.ft
Garage = 16 sq.m/172 sq.ft
Total = 109 sq.m/1173 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers