



Plot 8, (No 3) Grove Grange Barnby Road,
Newark, NG24 2NE

£545,000

Tel: 01636 611 811

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

- A Four Bedroomed Flexible Design
- Timber Framed Construction
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,733 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 24ft Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Low Density 10 House Development
- Attached Brick Built Garage

*** AVAILABLE SOON - OCTOBER COMPLETION ***

A detached four bedroomed family house, delightfully situated on this 10 house low density and high quality development by the Grange Developments. The house design features a 24ft kitchen with aluminium bi-fold doors, two reception rooms, four double sized first floor bedrooms, master en-suite and family bathroom. This is a cul-de-sac development comprising three and four bedroomed houses conveniently situated within walking distance of Barnby Road Academy Primary School, Newark Town Centre and Newark Northgate Railway Station.

- * Timber framed construction and expected 'A' rating EPC.
- * Grey uPVC double glazed windows and doors and aluminium bi-folds.
- * Gas central heating with panelled radiators.
- * Designer kitchen by Intone Kitchens (Bourne) Lincolnshire with composite worktops.
- * Oak vertical panel internal doors.
- * Engineered Oak floors and fitted carpets.
- * LED lighting throughout.
- * Hive control heating.
- * Individual Klargestor sewage treatment system.
- * 10 year building warranty.

The property has facing brick elevations under a tiled roof and the following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL

17'1 x 9'4 (5.21m x 2.84m)
(Overall measurements)
Staircase to first floor.

CLOAK ROOM

4'4 x 7'2 (1.32m x 2.18m)

LOUNGE

21' x 12'3 (6.40m x 3.73m)
(Measured into the front bay window)
Centre opening patio doors to the garden, radiator.

STUDY

9'10 x 8'10 (3.00m x 2.69m)
(Measured into the bay window)
Radiator.

UTILITY ROOM

8'9 x 5'3 (2.67m x 1.60m)
With external door, radiator.

KITCHEN

24'3 x 18'7 (7.39m x 5.66m)
(Overall measurements)
Dual aspect and south facing bi-fold doors to the garden, radiator.

GALLIERED LANDING

20' x 6'6 (6.10m x 1.98m)
Built-in cupboard with hot water cylinder.

BEDROOM ONE

18'3 x 12'9 (5.56m x 3.89m)
(Plus 7'11 x 6'5)
With dual aspect, radiator.

EN SUITE

10' x 5'11 (3.05m x 1.80m)

BEDROOM TWO

11'7 x 9'1 (3.53m x 2.77m)
With built-in cupboard, radiator.

EN SUITE

8' x 3'11 (2.44m x 1.19m)

BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)
Radiator.

BEDROOM FOUR

12'3 x 9'9 (3.73m x 2.97m)
Radiator.

BATHROOM

7'4 x 6'1 (2.24m x 1.85m)

Radiator.

OUTSIDE

External car parking spaces and garden area.

GARAGE

19' x 10'6 (5.79m x 3.20m)

(approximate internal measurement)

With garage door and rear personal door.

SERVICES

Mains water, electricity, and gas are connected.

DRAINAGE

Each property has a Klargester sewage treatment system.

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.

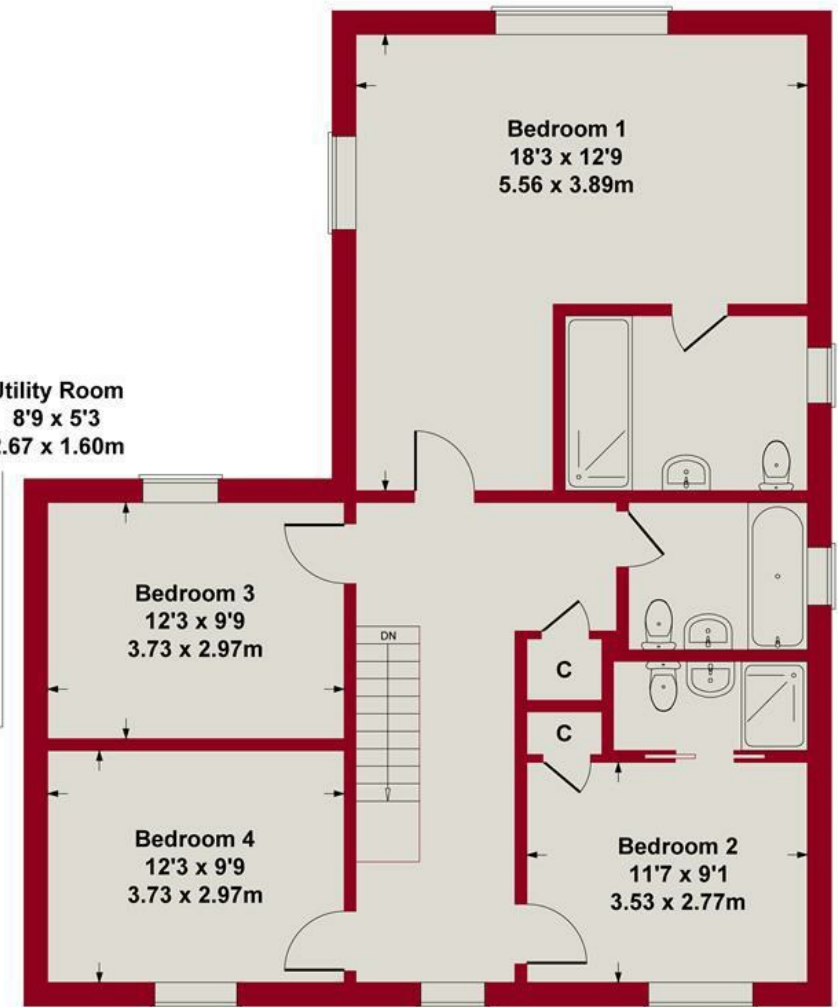
COUNCIL TAX

To be confirmed.





GROUND FLOOR



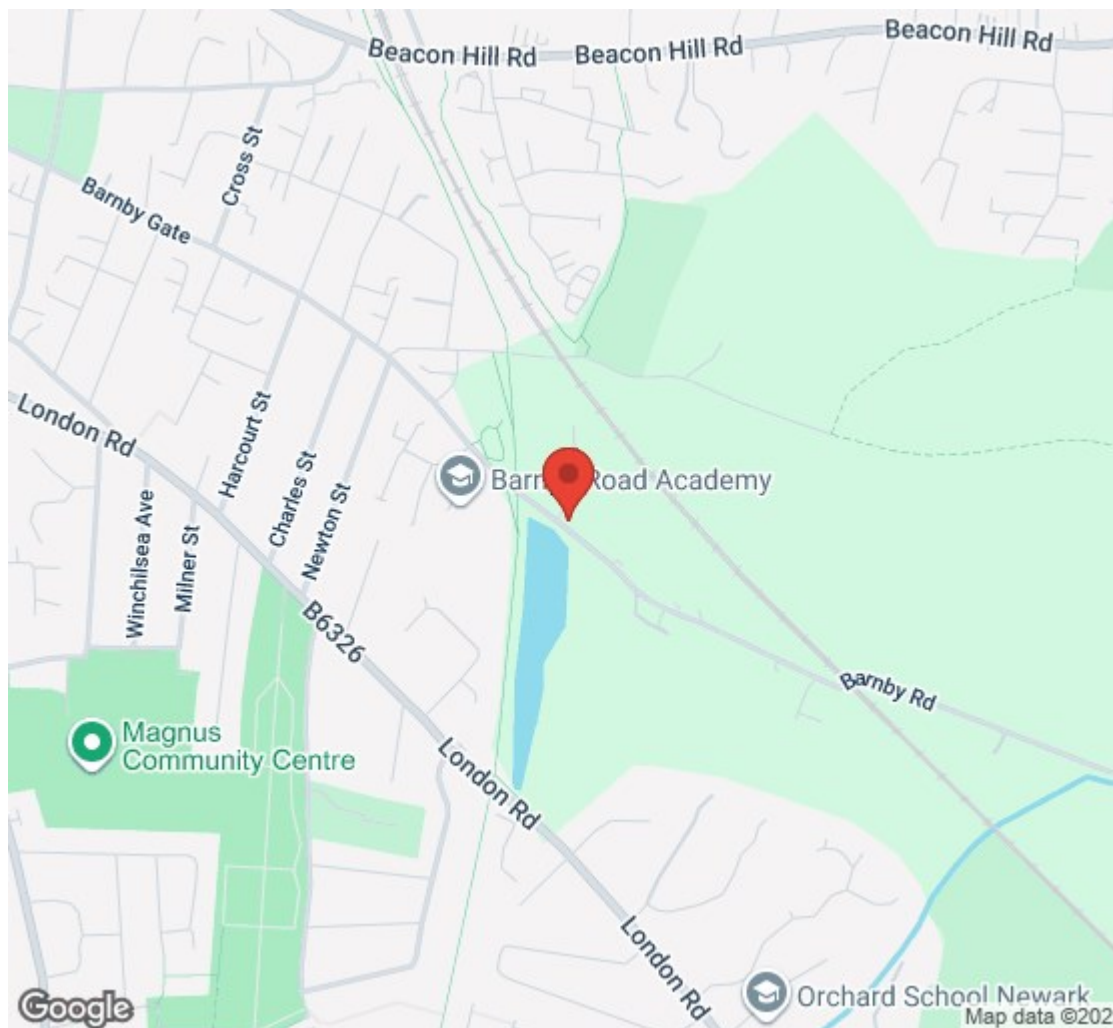
FIRST FLOOR

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.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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