



Preston Road, Newark NG24 2GE



welcome to

Preston Road, Newark

A spacious detached family home ideally located on the outskirts of Newark with easy access into the town centre and A1. Briefly comprising of an entrance, cloakroom, two reception rooms, kitchen, utility, four bedrooms, ensuite and bathroom.



Entrance Hall

A bright and welcoming entrance with stairs rising to the first floor.

WC/Cloakroom

Leading off the entrance with downstairs cloakroom with WC, wash hand basin and radiator.

Living Room

10' 6" x 14' 1" (3.20m x 4.29m)

A spacious bay fronted living room with fireplace, radiator, double glazed bay window to the front and double doors into the dining room.

Dining Room

11' 10" max x 8' 10" (3.61m max x 2.69m)

A separate dining room with radiator and double glazed French doors to the garden. The dining room can be accessed via the entrance hall and double doors from the living room.

Kitchen

8' 8" x 14' max (2.64m x 4.27m max)

A range of low and eye level units with part tiled walls, electric hob, extractor, oven, sink and drainer, space for under counter fridge, radiator and double glazed window to the rear. In addition, there is a part glazed door leading out to the rear garden.

Utility Room

Leading off the kitchen with a range of matching low and eye level units, sink and drainer, part tiled walls, plumbing for a washing machine, space for another under counter appliance and boiler housing.

First Floor

Landing

First floor landing with loft hatch and access into all four bedrooms and family bathroom.

Bedroom One

13' 4" max x 11' 3" (4.06m max x 3.43m)

A generously sized master bedroom with radiator, an extensive range of built in wardrobes and double glazed window to the front.

En-Suite

A three piece en-suite bathroom with part tiled walls, WC, wash hand basin, shower, radiator and obscured double glazed window to the side.

Bedroom Two

12' 4" max x 12' max (3.76m max x 3.66m max)

Another DOUBLE bedroom with built in wardrobes, two radiators and two double glazed windows to the front.

Bedroom Three

9' 11" max x 9' 3" (3.02m max x 2.82m)

A further DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Four

6' 10" x 8' 7" (2.08m x 2.62m)

A good sized fourth bedroom with radiator and double glazed window to the rear.

Family Bathroom

A three piece family bathroom with part tiled walls,

WC, wash hand basin, bath, radiator and obscured double glazed window to the rear.

Outside

Front Garden

The front of the property offers driveway parking leading to the single garage, small laid to lawn area with shrubs/trees and side gate access.

Rear Garden

The rear of the property is enclosed with timber fencing with mainly laid to lawn, paved patio and mature plants/shrubs and trees.

Garage

A single garage with manual up and over door.



view this property online williambrown.co.uk/Property/NWK106033





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Preston Road, Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£270,000



view this property online williamhbrown.co.uk/Property/NWK106033

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
NWK106033 - 0011

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk