

Halliwell Close, Newark NG24 2FH



GUIDE PRICE £240,000 to £250,000. An immaculately presented three bedroom detached home situated in a quiet cul-de-sac a short distance from the town centre. This superb property has been considerably updated by the present owners and in addition to the three bedrooms, there is an excellent sized lounge/diner, a contemporary kitchen, cloakroom, first floor bathroom and en-suite. There is off road parking and a single garage. The property is double glazed, has gas central heating and early viewing is essential to appreciate the quality of this home.

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Situation and Amenities

This property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The welcoming reception hallway has the staircase rising to the first floor and doors into the cloakroom and kitchen. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 13' 5" x 7' 9" (4.09m x 2.36m)

The kitchen has a window to the rear elevation, a half glazed door leading out to the garden, and a further door into the lounge/diner. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a sink, and integrated appliances include an eye level oven, gas hob with extractor hood above, dishwasher, washing machine, fridge and freezer. The kitchen has recessed ceiling spotlights and a radiator. The central heating boiler is located here. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard.

Lounge/Diner 19' 6" x 14' 10" (5.94m x 4.52m) (at widest points, excluding bay window))

This fabulous sized reception room has a square bay window and a further window to the front elevation. French doors lead out into the garden. The room is of sufficient size to comfortably accommodate a dining table together with lounge and occasional furniture, and has cornice to the ceiling, two ceiling light points and two radiators.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the family bathroom. The landing has a useful storage cupboard, cornice to the ceiling and a ceiling light point.

Bedroom One 13' 2" x 8' 6" (4.01m x 2.59m) (excluding wardrobes and bay window)

A superb sized double bedroom having a square bay window to the front elevation, twin fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the front and is fitted with a walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is enhanced with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is cornice to the ceiling, a ceiling light point and a heated towel rail.

Bedroom Two 10' 8" x 8' 3" (3.25m x 2.51m) (plus door recess)

A further double bedroom with a window to the rear elevation. The bedroom has a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 7' 11" x 7' 6" (2.41m x 2.28m)

A good sized third bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. Access to the roof space is obtained from here.

Family Bathroom 7' 7" x 6' 9" (2.31m x 2.06m)

The bathroom has an opaque window to the rear and is fitted with a contemporary white suite comprising a double ended bath with central mixer tap, vanity unit with wash hand basin on set and storage beneath, and a WC. The bathroom has recessed ceiling spotlights, a heated towel rail and an extractor fan.

Outside

The property stands on a delightful corner plot and to the front is a well maintained lawned garden which sweeps around to the side. Located at the side is a substantial block paved driveway, this provides off road parking for several cars and in turn leads to the detached single garage. There is a further hard landscaped garden. Gated access leads into the rear garden.

Single Garage 16' 7" x 8' 1" (5.05m x 2.46m)

The garage has an up and over door to the front elevation and a personnel door to the side leading into the garden. The garage is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed and very tastefully landscaped. Situated adjacent to the rear of the property is a shaped patio area and this provides an ideal outdoor seating and entertaining space. There is a small artificial lawn edged with borders containing an abundance of mature shrubs, plants and flowers. Located to the rear is a further seating area.

Council Tax

The property is in Band C.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

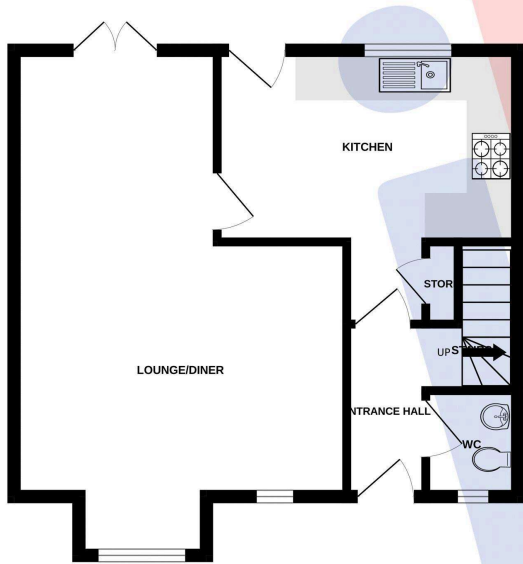
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

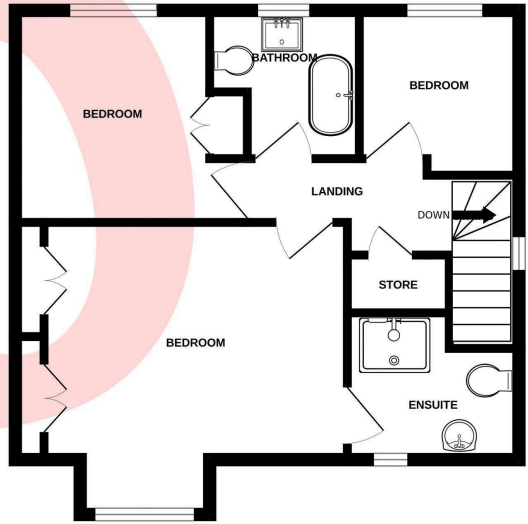
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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