



Marigold Way, Newark

Guide Price £240,000 to £250,000



Marigold Way

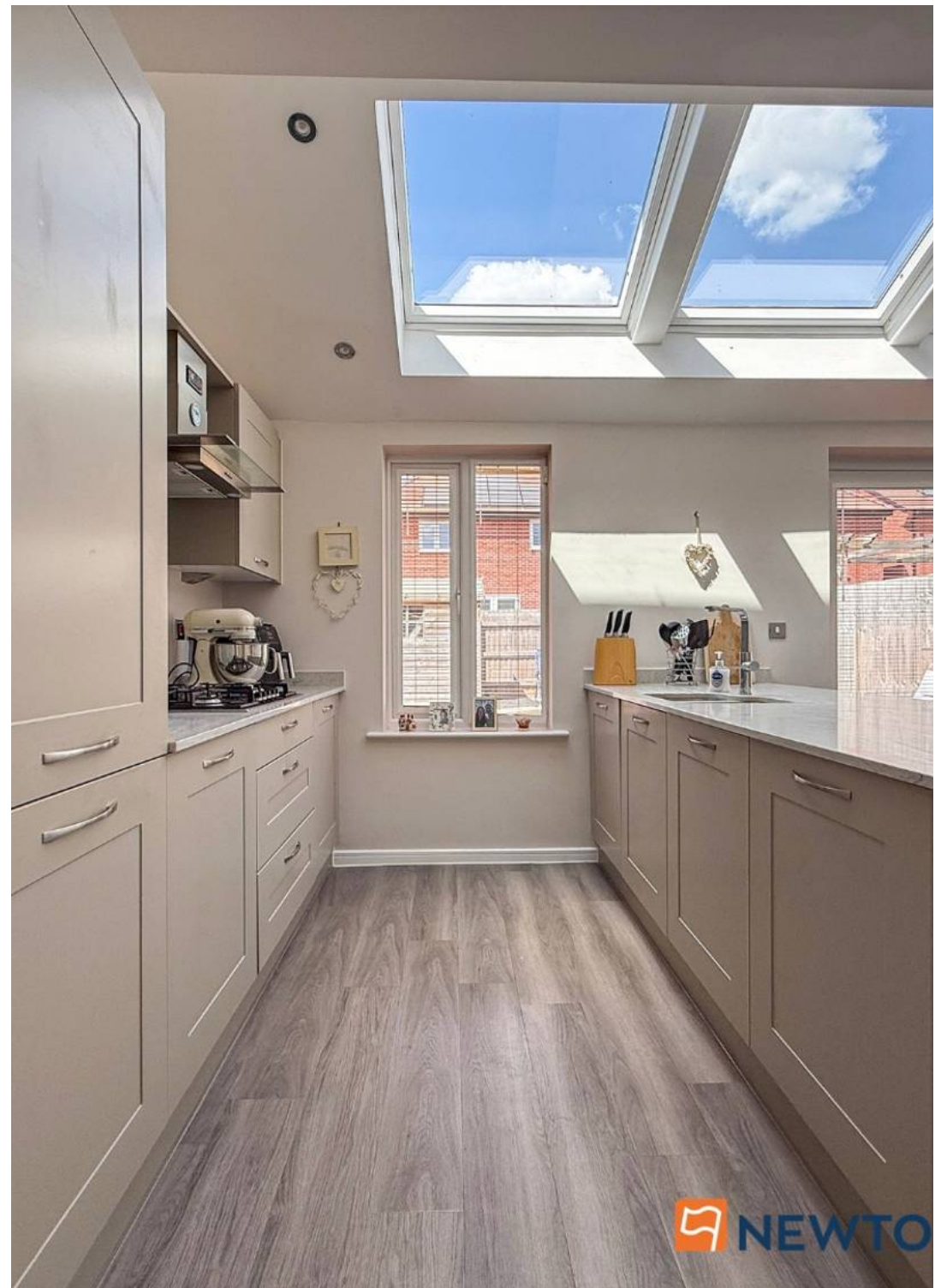
Newark

Conveniently positioned within the ever-popular modern development of Middlebeck, this beautifully presented semi-detached home enjoys a desirable setting on the outskirts of Newark-on-Trent, offering excellent access to the A1, A46 and an excellent range of local amenities.

Presented in true 'show home' condition, this exceptional property remains covered by the NHBC warranty and has been thoughtfully enhanced by the current owner with a range of high-quality upgrades. These include elegant granite worktops, a five-ring gas hob in the kitchen, upgraded internal doors, stylish Amtico flooring, quality carpets, fitted wardrobes to the main bedroom, and external security lighting to all three elevations.

Ready to move straight into, the accommodation has been designed with modern living in mind. An inviting entrance hallway leads to a convenient ground floor W.C. and a spacious lounge, while the heart of the home is undoubtedly the stunning open-plan dining kitchen. Flooded with natural light from three skylights and French doors opening onto the rear garden, this impressive space is ideal for both everyday family life and entertaining.

The kitchen is beautifully appointed with granite worktops and a comprehensive range of integrated appliances, including a five-ring gas hob, double electric oven, dishwasher and fridge/freezer, together with a practical utility cupboard providing additional storage. To the first floor, a spacious landing gives access to three well-proportioned bedrooms and a stylish four-piece family bathroom. The main bedroom further benefits from fitted wardrobes, providing excellent storage while maintaining a sleek finish.





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Externally, the property continues to impress. A tandem driveway to the side provides off-street parking for two vehicles, while the landscaped rear garden has been thoughtfully designed to create an attractive and low-maintenance outdoor space. Featuring a generous paved seating and entertaining area, lawn, gravelled section, outside tap and external power supply, it offers the perfect setting for relaxing or entertaining throughout the warmer months.

Further benefits include gas central heating, UPVC double glazing throughout, and a superb standard of presentation, making this an outstanding opportunity for buyers seeking a stylish, turn-key home in one of Newark's most sought-after developments.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall

11' 10" x 3' 9" (3.61m x 1.14m)

Ground Floor WC

6' 2" x 3' 2" (1.88m x 0.96m)

Lounge

14' 9" x 9' 10" (4.50m x 3.00m)

Dining Kitchen

17' 5" x 16' 3" (5.31m x 4.95m)

maximum measurements

First Floor Landing

8' 2" x 4' 0" (2.49m x 1.22m)

Bedroom One

11' 2" x 8' 8" (3.40m x 2.64m)

measurements include wardrobes

Bedroom Two

10' 0" x 8' 8" (3.05m x 2.64m)

Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

Family Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)





Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.

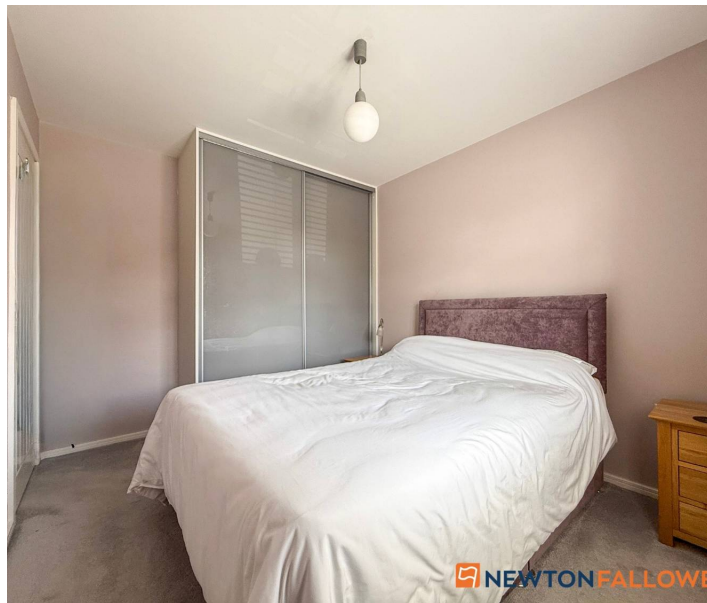


Square Footage

The square footage for this property is approximately 873 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

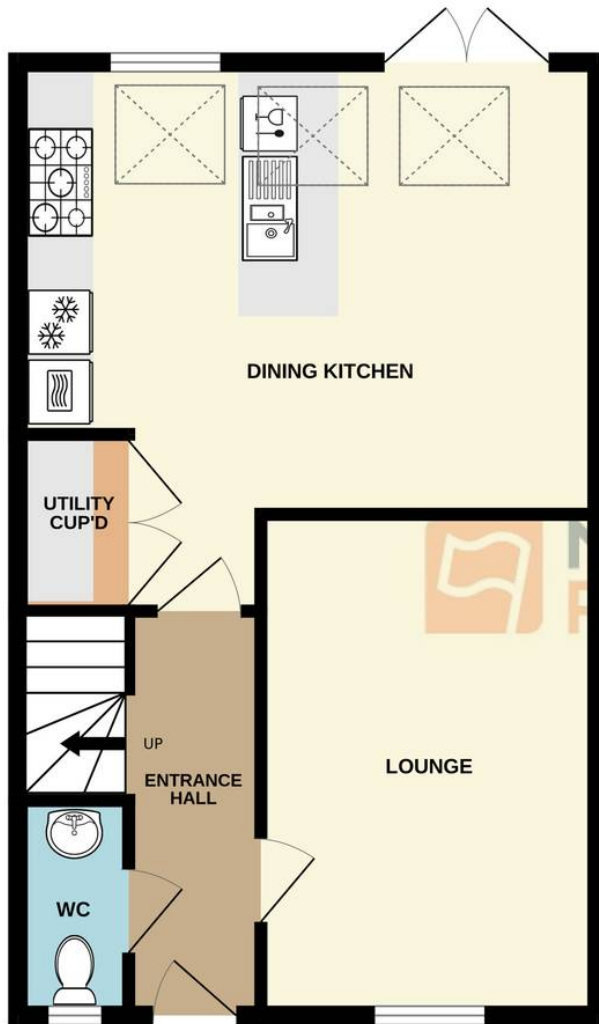
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

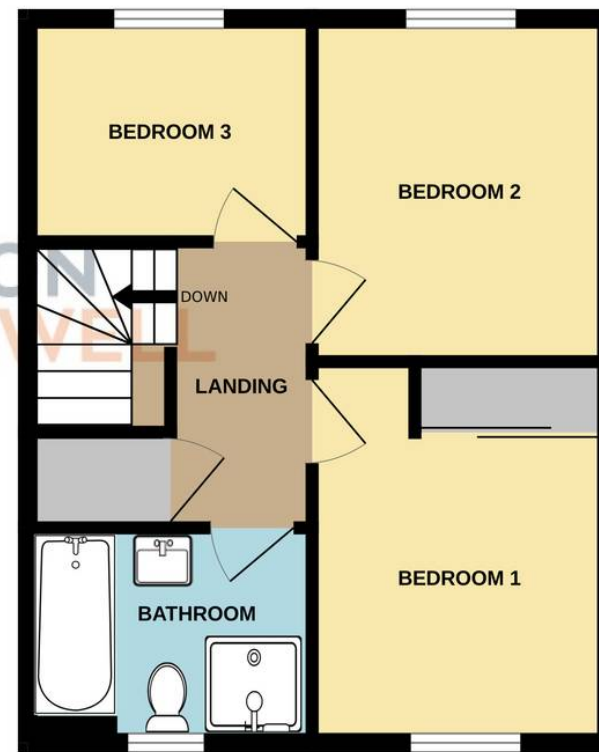




GROUND FLOOR



1ST FLOOR





Newton Fallowell

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