



29 The Ivies Farndon Road, Newark, NG24
4SR

Asking Price £275,000

Tel: 01636 611 811

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

NO UPWARD CHAIN This superbly presented modern three bedroom detached family home is situated in a well regarded residential area within approximately one mile of Newark town centre with its range of excellent local amenities. Close to a bus route and very pleasant local walks this property should be viewed at your earliest convenience.

Well positioned on a cul-de-sac with secluded rear gardens, driveway and single garage, the property also benefits from valuable mooring rights along the River Trent at the rear of the property.

The property offers well-planned ground floor accommodation comprising an entrance hall, a bright living room, a dining area, a fitted kitchen, a conservatory with French doors leading to the enclosed rear garden, a useful utility room, and a convenient ground floor WC. On the first floor there are three spacious double bedrooms, one having a practical wet room ensuite and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking. To the rear is a fully enclosed garden featuring a decked seating area and a lawn, creating a private outdoor space that is both low-maintenance and ideal for relaxing or entertaining.

The Ivies is conveniently situated approximately one mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi, there is also a M&S Food Hall. Newark town centre has an attractive, mostly Georgian, market square which holds regular markets and has a variety of interesting and independent shops, boutiques, bars, restaurants and cafes. For those who wish to commute Newark Northgate railway station has fast trains connecting to London Kings Cross with journey times in the region of 75 minutes. Additionally, Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. The new, recently opened, southern bypass provides easy access to the A46 and A1. Newark has primary and secondary schooling of good repute.

GROUND FLOOR

ENTRANCE HALLWAY

4'7 x 4'1 (1.40m x 1.24m)

UPVC double glazed front door with laminate flooring, radiator and stairs leading to first floor.

LIVING ROOM

13' x 10'7 (3.96m x 3.23m)

UPVC double glazed windows to front elevation, laminate flooring, radiator with archway leading to dining room.



DINING ROOM

10'11 x 7'8 (3.33m x 2.34m)

UPVC double glazed to patio doors leading to conservatory, laminate flooring and radiator.



CONSERVATORY

12'11 x 10'1 (3.94m x 3.07m)

(Plus 7'8 X 6'3)



UPVC double glazed windows and french doors to rear elevation. Laminate flooring, ceiling fan and Debonair domestic air conditioning.



KITCHEN

10'4 x 8'11 (3.15m x 2.72m)



UPVC double glazed windows to rear elevation. Tiled floors, with working surfaces over incorporated sink and drainer, eyelevel cupboards. Integrated appliances include double oven, four ring hob and extractor fan.



UTILITY

7'3 x 5'1 (2.21m x 1.55m)

UPVC double glazed window to rear elevation and side door. Tiled flooring, base units with stainless steel sink and drainer.



W.C

5'2 x 2'8 (1.57m x 0.81m)

UPVC double glazed obscure window to side elevation, tiled flooring, radiator, wash hand basin and low suite W.C.

FIRST FLOOR

BEDROOM ONE

14'7 x 7'7 (4.45m x 2.31m)

(Narrowing to 4'01 X 3'00)

UPVC double glazed window window to rear elevation and radiator.



ENSUITE

7'05 x 5'06 (2.26m x 1.68m)

UPVC double glazed to rear elevation, vinyl floor and radiator. Electric Mira Shower, low suite W.C and wash hand basin.



BEDROOM TWO

13'3 x 8'3 (4.04m x 2.51m)

UPVC double glazed, window to front elevation, radiator and wooden shelf.



FAMILY BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

UPVC double glazed obscure window, laminate flooring,

radiator, bath, sink, low level W.C and wall mounted mirror cupboard.



BEDROOM THREE

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window to front elevation, radiator, loft hatch and airing cupboard.



OUTSIDE

The detached property occupies a good sized plot. To the front there is a driveway providing off-road parking and access to the garage, with iron gates to the side leading to the rear garden. The rear garden is enclosed with wooden

fencing and is mainly laid to lawn with a timber decked seating area. At the end of the garden, a wooden gate provides direct access to the footpath along the River Trent.



MOORING RIGHTS

The property has Mooring Rights, for more details please contact the agent. We are informed there is no charge payable for this.



GARAGE

16'11 x 9'1 (5.16m x 2.77m)

Non electric up and over door, concrete flooring with four shelving units. Lighting, power points and boiler.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

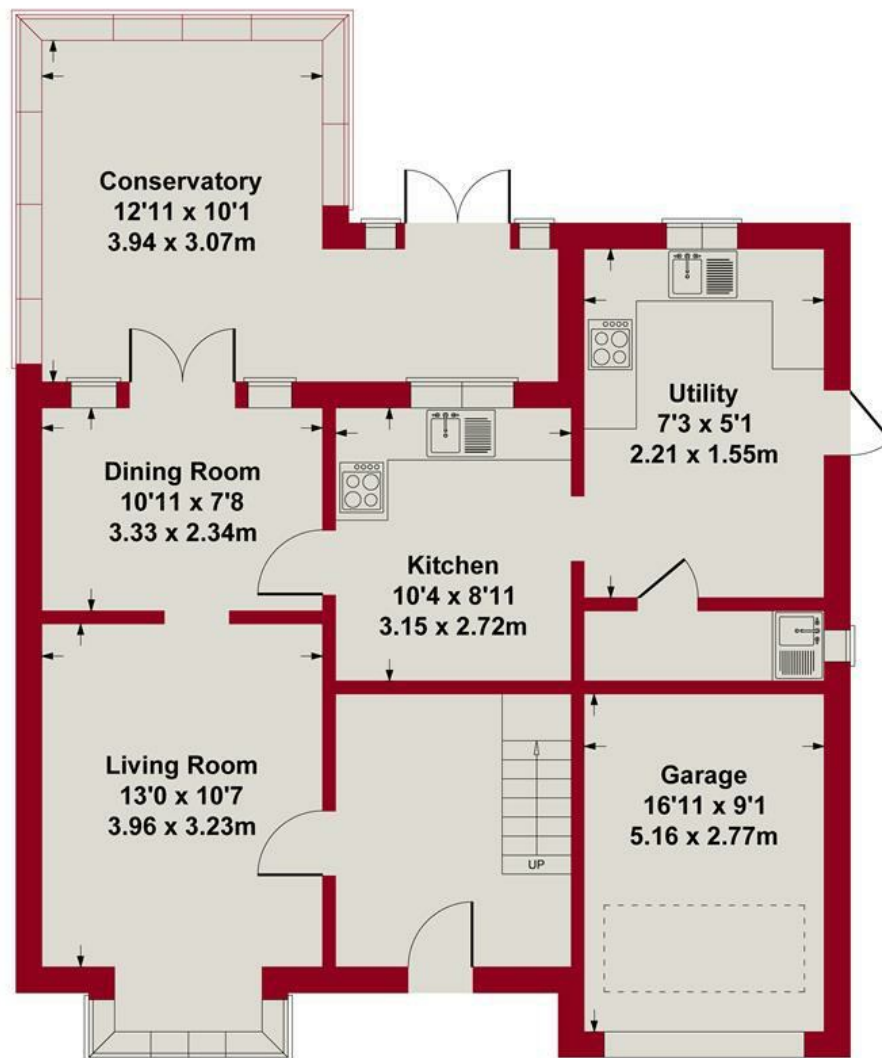
Vacant possession will be given on completion.

MORTGAGE

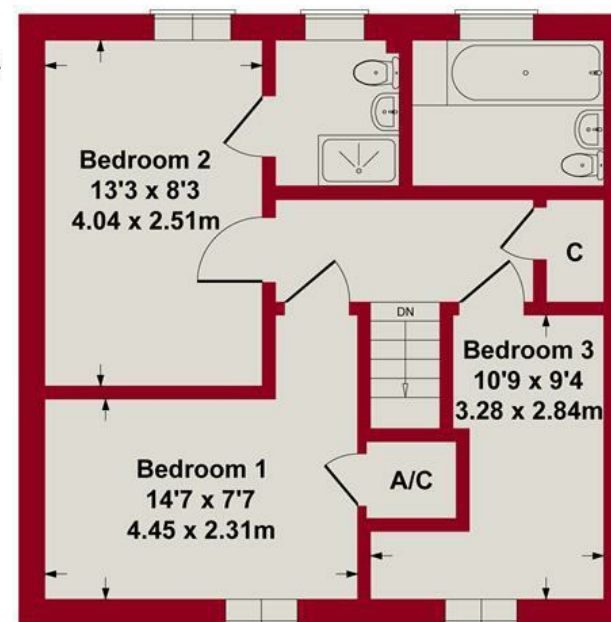
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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



GROUND FLOOR



FIRST FLOOR

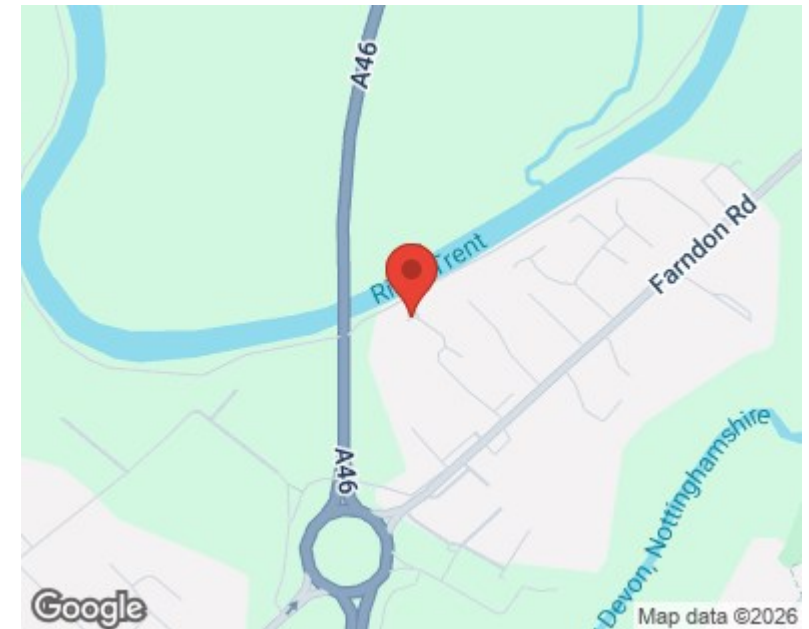
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
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 611 811



RICS



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