

4 Marigold Way

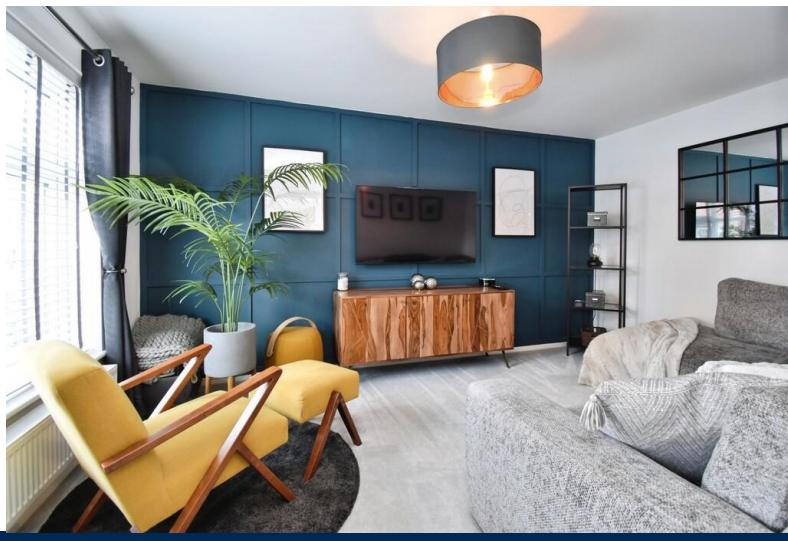
Newark, NG24 4FQ

Book a Viewing!

Fixed Price £230,000

Priced to sell. Beautifully presented and stylishly finished, this attractive Semi-Detached Home occupies a sought after modern development and offers a superb blend of contemporary living and outdoor entertaining. The heart of the home is the impressive kitchen diner, featuring Velux skylights that flood the space with natural light and French doors opening directly onto the landscaped garden. A practical utility cupboard provides space and plumbing for the washing machine, while the welcoming hallway has a useful WC and leads into a comfortable living room with feature wall panelling. Upstairs, three well proportioned bedrooms are served by a contemporary four piece bathroom, complete with both a freestanding bath and separate shower cubicle. The landscaped rear garden has been thoughtfully designed for easy enjoyment, with stylish patio areas, raised beds and a brick-built pizza oven creating an ideal setting for relaxed summer entertaining.





4 Marigold Way, Newark, NG24 4FQ







LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.

ACCOMMODATION

ENTRANCE HALL
With double glazed door, tiled flooring, radiator, stairs to the first floor, doors to the living room, kitchen diner and to the downstairs WC.

LIVING ROOM
14' 9" x 9' 10" (4.5m x 3m) With uPVC double glazed window to the front elevation, radiator and feature panelling to walls.









CLOAKROOM/WC
6' 2" x 3' 2" (1.9m x 0.97m) Fitted with a low level WC and pedestal wash handbasin, tiled splashback, tiled floor, radiator and uPVC double glazed opaque window to the front aspect.

KITCHEN/DINER
17' 4" x 13' 1" plus door recess (5.3m x 4m) With a range of wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, double fitted oven, five ring gas hob and stainless steel extractor hood, inset spotlights, tiled floor, radiator, three Velux skylight windows, uPVC double glazed window window and French doors onto the rear garden. Double doors to utility cupboard with worksurface and undercounter space for a washing machine and for a further undercounter appliance. Wall mounted gas central combination heating boiler.

LANDING
With access to the loft, built-in storage cupboard, doors to the bedrooms and to the bathroom.

BEDROOM ONE
11' 1" x 8' 6" (3.4m x 2.6m) With uPVC double glazed window to the front elevation, radiator and feature wall panelling.

BEDROOM TWO
9' 10" x 8' 6" (3m x 2.6m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE
8' 2" x 6' 6" (2.5m x 2m) With uPVC double glazed window to the rear elevation and a radiator.

BATHROOM
8' 2" x 5' 10" (2.5m x 1.8m) Fitted with a four piece suite comprising a panelled bath with a mixer shower attachment, separate shower cubicle with a mains fed shower, low level WC, wash hand basin with vanity unit, tiled splashback, tiled floor, inset spotlights, chrome heated towel rail and UPVC double glazed window to the front elevation.

OUTSIDE
Planted shrubs to the front and driveway at the side with gated access to the rear garden. The rear garden is enclosed with fencing, has an outside tap and power point and has been landscaped with lawn, paved patios and raised beds.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker





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NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

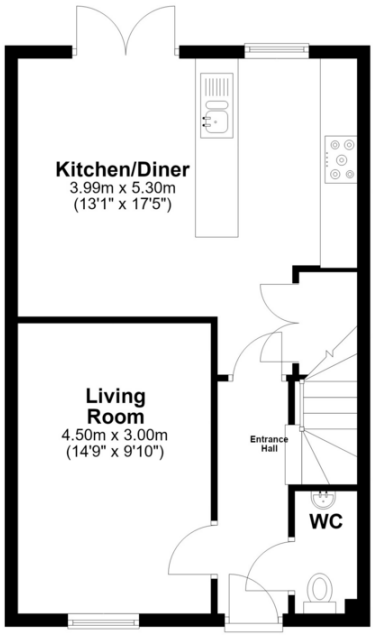
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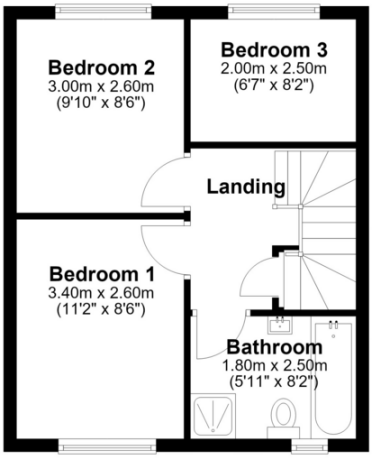
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Ground Floor
Approx. 45.5 sq. metres (489.4 sq. feet)



First Floor
Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

4 Marigold Way, Newark

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

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