Bluebell Walk, Newark NG24 2RF



GUIDE PRICE £280,000 to £290,000. A spacious four bedroom detached property fronting The Heights park area, a popular residential location on the outskirts of the town. In addition to the four bedrooms, there is a large lounge, kitchen/diner, utility, en-suite and family bathroom. Outside there is off road parking for two vehicles, a garage and gardens to the front and rear. The property is double glazed and has gas central heating. Early viewing is essential.

Guide Price £280,000 to £290,000

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9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH







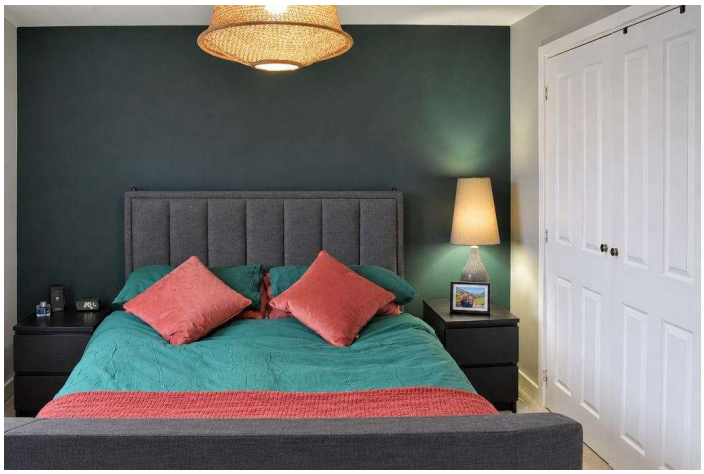




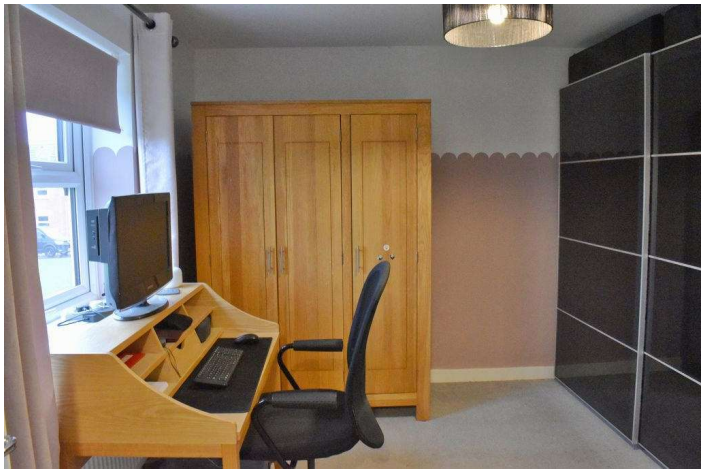




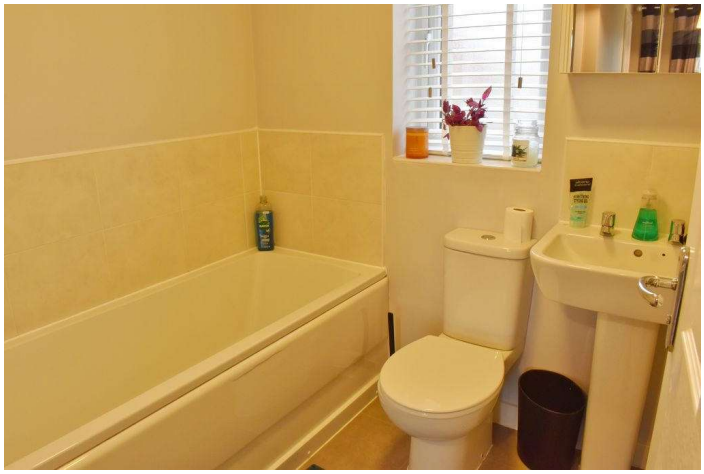
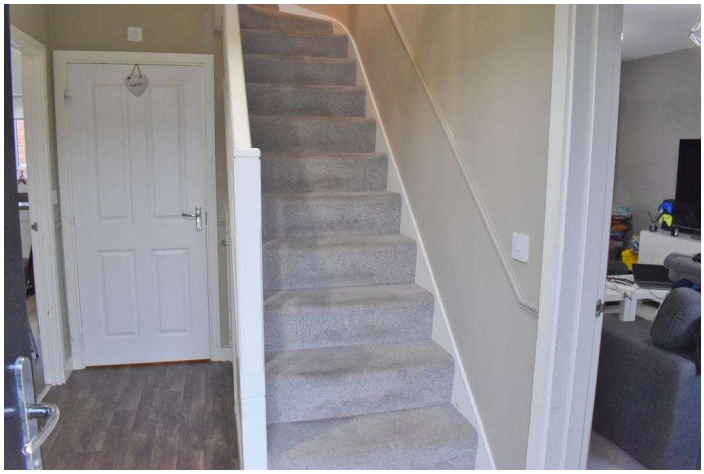










Situation and Amenities

The Heights is situated a short distance from Coddington and on the outskirts of Newark. Coddington provides amenities including a church, public houses and a well respected sought after primary school. There is also a community centre offering a choice of meeting room or main hall that are hired out for functions including Parties and a variety of social classes including Badminton, Youth Groups and Exercise Groups to name a few. Newark Northgate railway station 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 M&S food, 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:

Entrance Hallway

The entrance hallway has a window to the front elevation and doors into the ground floor cloakroom, the lounge and the kitchen/diner. Also from the hallway is the staircase leading to the first floor landing. The hallway has an understairs storage cupboard, further storage cupboards, wood effect vinyl flooring, a ceiling light point and a radiator.

Ground Floor Cloakroom

This room is fitted with a wash hand basin and WC, and also has the same vinyl flooring, a radiator, a ceiling light point and an extractor fan.

Lounge *19' 11" x 11' 1" (6.08m x 3.39m)*

This excellent sized double aspect room has a window to the front elevation and French doors leading into the rear garden. The lounge has two ceiling light points and two radiators.

Kitchen/Diner *20' 2" x 12' 5" (6.14m x 3.78m)*

This fabulous sized kitchen/diner has windows to the front and rear elevations, and a door into the utility room. The kitchen area is fitted with an excellent range of wall and base units with roll top work surfaces. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above. In addition there is space for an American style fridge/freezer. The room is of sufficient size to accommodate a dining table and has continuation of the wood effect vinyl flooring, two radiators and two ceiling light points.

Utility Room *6' 3" x 5' 6" (1.91m x 1.67m)*

The utility room has a door leading out into the rear garden, and is fitted with a wall and a base unit, with a roll top work surface and space and plumbing for both a washing machine and tumble dryer below. The room has continuation of the vinyl flooring, an extractor fan, spotlights to the ceiling and a radiator.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and doors into all four bedrooms and the family bathroom. The landing has a storage cupboard and two ceiling light points. Access to the loft space is obtained from here.

Bedroom One *11' 6" x 9' 9" (3.51m x 2.96m) (at widest points)*

A good sized double bedroom with a window to the rear elevation, a built-in wardrobe, 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 rear elevation and is fitted with a walk-in shower cubicle, wash hand basin and WC. The room has vinyl flooring, an extractor fan and a radiator.

Bedroom Two *11' 2" x 9' 6" (3.40m x 2.89m)*

A further good sized double bedroom with a window to the front elevation overlooking the park area, a ceiling light point and a radiator.

Bedroom Three *9' 6" x 7' 11" (2.90m x 2.41m)*

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four *8' 3" x 8' 0" (2.52m x 2.44m)*

A good sized fourth bedroom also with a window to the front elevation overlooking the park area, a ceiling light point and a radiator.

Family Bathroom *6' 6" x 5' 11" (1.99m x 1.81m)*

The family bathroom has an opaque window to the rear elevation and is fitted with a suite comprising bath, wash hand basin and WC. The bathroom also has vinyl flooring, an extractor fan and a ceiling light point.

Outside

The front garden area is predominantly laid to lawn and has a footpath leading to the front door. The driveway provides off road parking for two to three vehicles.

Single Garage *19' 9" x 9' 10" (6.01m x 3m)*

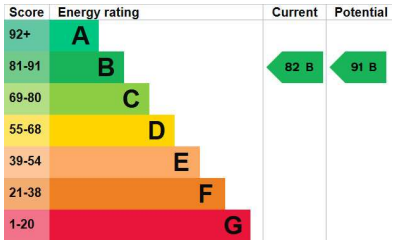
The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

To the rear of the property is a large lawned garden, and a patio area ideal for outdoor seating and entertaining. There is an outside tap. Gated access leading to the garage,

Council Tax

The property is in Band D.



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

North Kesteven District Council, Lincs, 01529 414155

Possession/Tenure

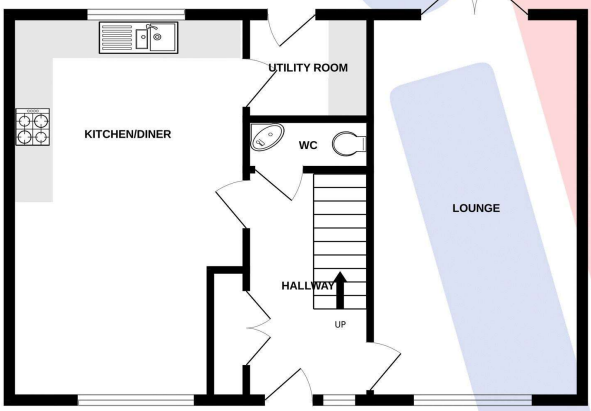
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

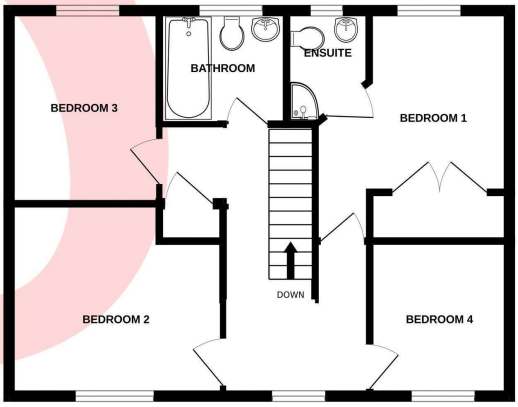
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers. JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007908 20 November 2026

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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