

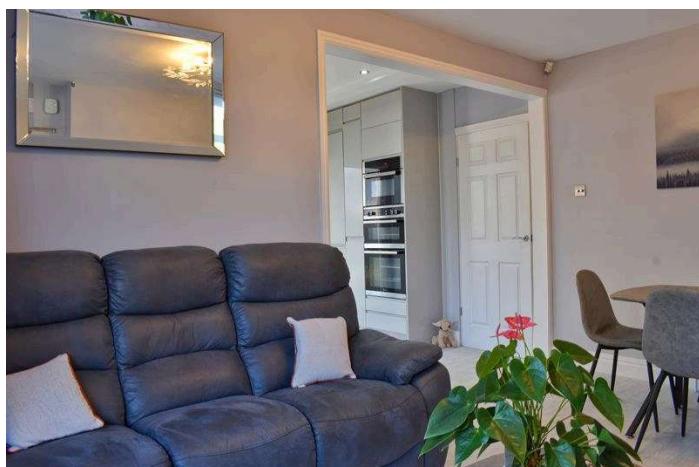
Windsor Road, Newark NG24 4HS



GUIDE PRICE £280,000 to £290,000. Superbly presented semi detached property situated a short distance from the town centre. The property has been significantly improved by the present owner and has accommodation including a lounge, re-fitted kitchen open plan to the dining room, four bedrooms and a bathroom. There is off road parking, a garage and an enclosed rear garden. Double glazing and gas central heating are installed. Viewing essential.

Guide Price £280,000 to £290,000







Situation and Amenities

The property is situated on a sought after residential road a short distance from the town centre. 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. 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, gyms and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

From the porch a door leads into the reception hallway.

Reception Hallway

The welcoming and spacious reception hallway has a dogleg staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has a stained glass window to the side elevation and a useful recess for the storage of coats.

There is also light coloured LVT flooring, a picture rail, a ceiling light point and a radiator.

Lounge 14' 6" x 11' 7" (4.42m x 3.53m) (into bay window)

This excellent sized and well proportioned reception room has a square bay window to the front elevation with bespoke fitted blinds and feature stained glass. The focal point of the lounge is the fireplace with log burning stove inset and sat on a tiled hearth. The room has a ceiling light point and a radiator.

Kitchen 14' 1" x 8' 7" (4.29m x 2.61m)

Having dual aspect windows to the rear and side elevations, and a glazed door leading out to the side of the property. The kitchen has recently been re-fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a sink, and integrated appliances include an eye level double oven and microwave, gas hob with extractor hood above, fridge, freezer, dishwasher and washing machine. The kitchen has recessed ceiling spotlights, pelmet lighting, the same flooring that flows through from the hallway and a kickboard heater. The kitchen is open plan through to the dining room giving both rooms a bright and airy feel.

Dining Room 14' 3" x 11' 11" (4.34m x 3.63m)

This excellent sized second reception room has windows to the rear elevation and a half glazed door leading out into the garden. The focal point of the dining room is the contemporary recessed living flame gas fire located within the chimney breast. The room is of sufficient size to accommodate both dining and occasional furniture, and has the same flooring as the kitchen, a ceiling light point and a radiator.

First Floor Landing

The dogleg staircase rises from the reception hallway to the first floor landing which has doors into the four bedrooms and the bathroom. The landing has a feature stained glass window to the side elevation, a picture rail and a ceiling light point. Access to the loft space via a pull down loft ladder is obtained from here. The loft is partly boarded and equipped with power.

Bedroom One 14' 6" x 11' 11" (4.42m x 3.63m) (into bay window and including wardrobes)

A superb sized master bedroom with a square bay window to the front elevation with bespoke fitted blinds and stained glass windows. The bedroom has a comprehensive suite of bespoke fitted wardrobes, a ceiling light point and a radiator.

Bedroom Two 14' 3" x 11' 11" (4.34m x 3.63m) (including wardrobes)

A further excellent sized double bedroom having a window to the rear elevation, a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 9' 1" x 6' 7" (2.77m x 2.01m)

Bedroom three has a window to the front elevation, once again with bespoke fitted blind and stained glass window. The bedroom has a picture rail, a ceiling light point and a radiator.

Bedroom Four/Study 7' 5" x 5' 6" (2.26m x 1.68m)

This is a small single/box room that would make a superb home office/study and has a window to the side elevation with bespoke blind, a ceiling light point and a radiator.

Bathroom 10' 3" x 8' 7" (3.12m x 2.61m) (at widest points, 'L' shaped)

This well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. There is a large and useful storage cupboard which also houses the central heating boiler. The bathroom is complemented with a ceramic tiled floor, part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is a heated towel rail, shaver socket and an extractor fan.

Outside

To the front of the property is a driveway which provides off road parking for several vehicles and in turn leads to the front door. Situated adjacent to the side is an electrically operated garage door which opens to reveal the driveway leading down the side of the property. The driveway has a canopied porch which has artificial grass and is currently utilised as a seating area. At the foot of the driveway is the garage.

Garage 22' 7" x 9' 6" (6.88m x 2.89m)

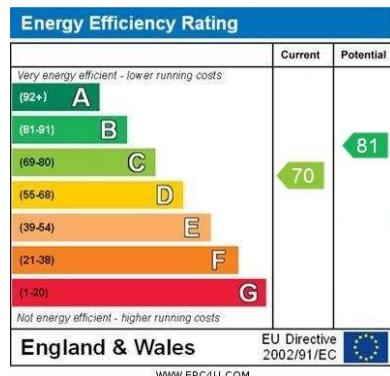
The garage has twin wooden doors to the front elevation, a window and personnel door to the side. Equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed and hard landscaped for ease of maintenance. At the foot of the garden is a patio area which provides an ideal outdoor seating and entertaining space. The timber summerhouse is included within the sale.

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

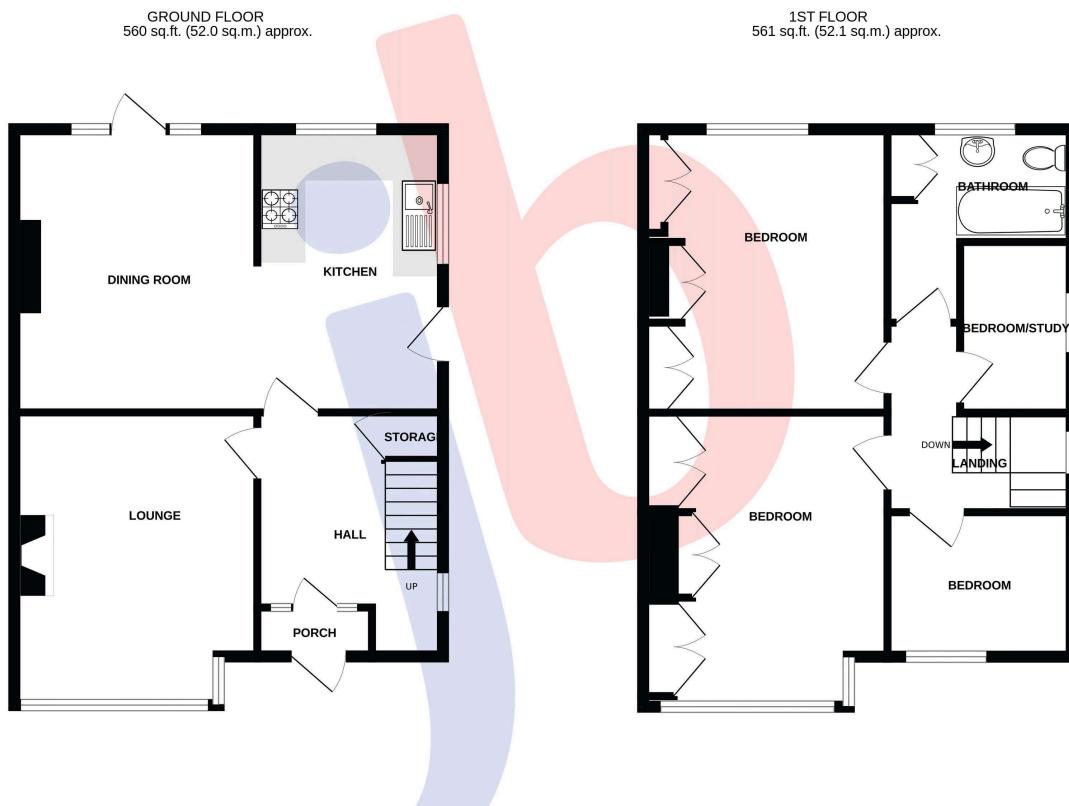
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: Chattertons Solicitors - £120.00 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. 00007478 20 January 2026



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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