

Valley Prospect, Newark

Guide Price £270,000 to £280,000

NEWTON FALLOWELL

Valley Prospect

Newark

Pleasantly positioned within one of Newark's most sought-after residential areas, this wonderful, detached home falls within walking distance of Newark town centre as well as a stone's throw from Sconce & Devon Park. The property boasts well-presented accommodation throughout, and three spacious reception areas.

This home's accommodation comprises to the ground floor: inviting entrance hallway, spacious lounge which opens through to the dining area, sliding doors open through to the garden room that has French doors and enjoys views across the rear garden, quality kitchen with appliances to include a four ring gas hob, electric oven, integrated fridge/freezer and slim line dishwasher, and a further inner hall that gives access to the integral garage, utility cupboard, W/C and a door to the rear garden. The first floor benefits from a superb shower room and three well-proportioned bedrooms.

Outside, the property is approached with a driveway that provides off street parking for at least two vehicles and gives access to the single garage. The rest of the frontage is lawned with some gravelled areas. The rear garden is deceptive in its size and boasts multiple paved entertaining areas, with a further lawn area as well as mature plants/shrubs. Other features of the property include gas central heating (boiler replaced 2022) and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D









Entrance Hall
13' 10" x 6' 0" (4.22m x 1.83m)
maximum measurements

Lounge
12' 5" x 12' 4" (3.79m x 3.76m)

Dining Room
9' 5" x 8' 6" (2.87m x 2.59m)

Garden Room
9' 0" x 8' 0" (2.74m x 2.44m)

Kitchen
8' 11" x 8' 6" (2.72m x 2.59m)

Inner Hall
6' 0" x 2' 8" (1.83m x 0.81m)

Utility Room
4' 11" x 2' 10" (1.50m x 0.86m)

Ground Floor WC
4' 11" x 2' 9" (1.50m x 0.84m)

Bedroom One
12' 3" x 12' 0" (3.73m x 3.66m)
maximum measurements

Bedroom Two
12' 0" x 10' 2" (3.66m x 3.10m)
maximum measurements

Bedroom Three
8' 3" x 7' 5" (2.52m x 2.26m)

Shower Room
6' 6" x 5' 5" (1.98m x 1.65m)

Integral Garage
17' 0" x 8' 1" (5.18m x 2.46m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,130 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.







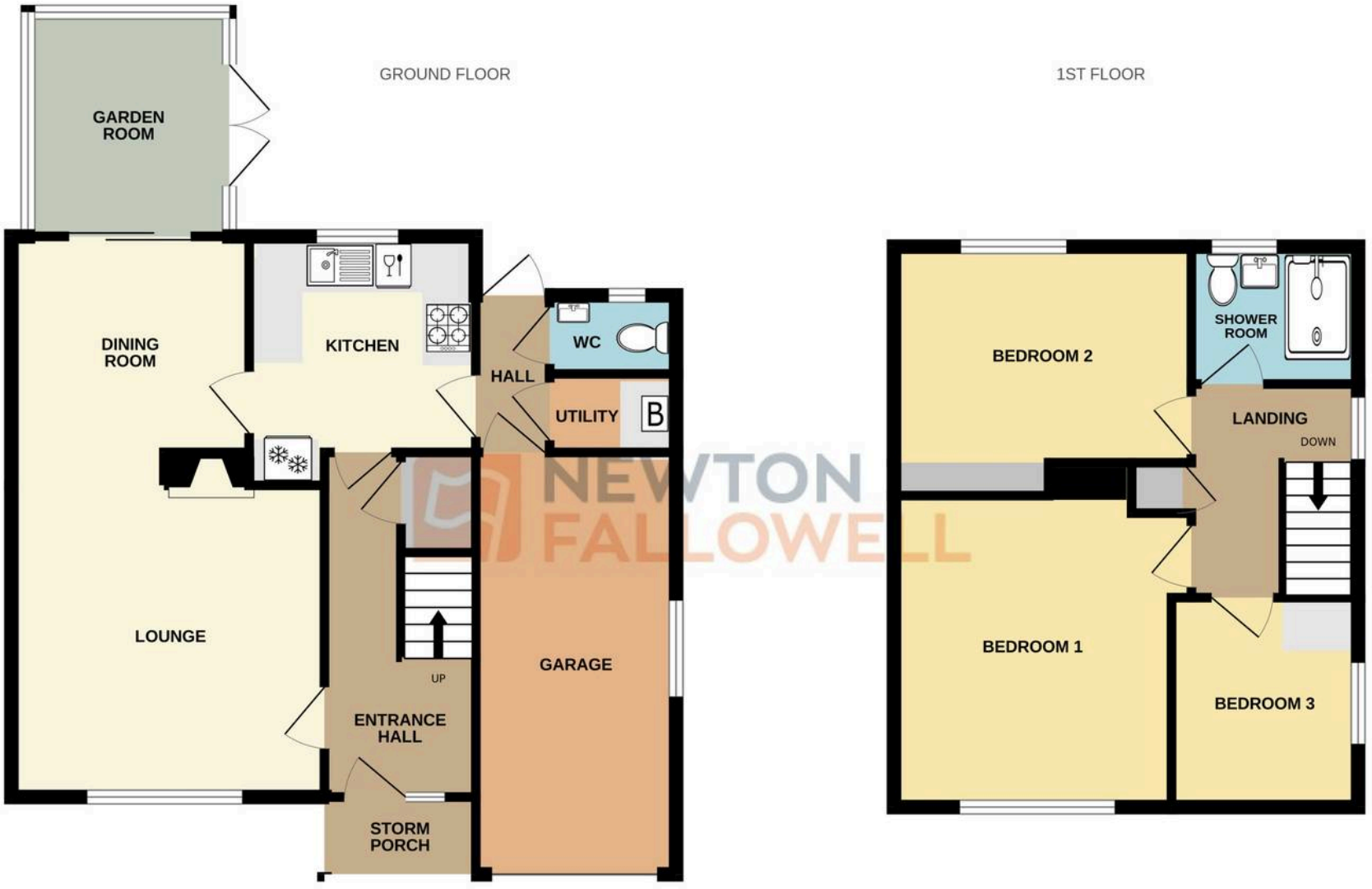


Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at the offer stage and we would 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



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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