

Furrow Close, Middlebeck NG24 3XR

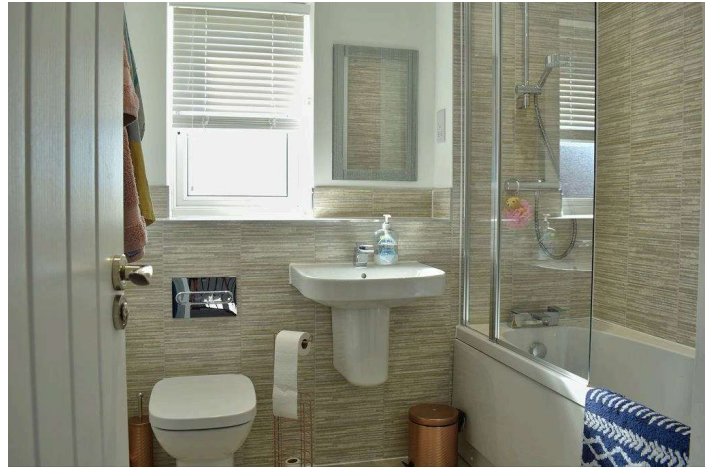


GUIDE PRICE £300,000 to £325,000. A superbly presented and spacious four bedroom detached family home situated at the head of a quiet cul-de-sac in this sought after area. In addition to the four excellent sized bedrooms, there is a lounge, a wonderful dining kitchen, ground floor cloakroom, first floor bathroom and en-suite. The property has ample off road parking, an integral garage and a delightful south east facing rear garden. **EARLY VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS QUALITY HOME.**

Guide Price £300,000 to £325,000







Situation and Amenities

Middlebeck is a modern development situated a short distance from local amenities. On Middlebeck itself is Christ Church C of E primary school, Gannets cafe and bistro, and a community cycle hub and shop. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose, Asda, Aldi, Morrisons and Marks & Spencer. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the lounge, dining kitchen and cloakroom. A personnel door leads into the garage. The hallway has a ceramic tiled floor, two ceiling light points and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin, and has the same flooring that flows through from the hallway, part ceramic tiling to the walls, a ceiling light point, an extractor fan and a radiator.

Lounge 15' 9" x 9' 10" (4.80m x 2.99m)

This nicely proportioned reception room has a window to the front elevation, feature panelling to the walls, a ceiling light point and a radiator.

Dining Kitchen 27' 6" x 11' 2" (8.38m x 3.40m) (at widest points)

This fabulous dining kitchen is the heart of the family home, and has windows to the rear elevation and French doors leading out into the garden. The kitchen area is fitted with a comprehensive range of base and wall units, complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven and microwave, gas hob with extractor hood above, fridge/freezer, washing machine and dishwasher. The room is of sufficient size to comfortably accommodate a large dining table and occasional furniture, and has a feature timber panelled wall, the same ceramic tiled floor, a vertical panel radiator, and a combination of recessed ceiling spotlights and pendant lighting over the dining area.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the four bedrooms and the family bathroom. The landing has a useful storage cupboard, a ceiling light point and a radiator. The airing cupboard and access to the loft space are also located on the landing.

Bedroom One 13' 8" x 13' 6" (4.16m x 4.11m) (excluding wardrobes and including door recess)

This superb sized double bedroom has a window to the front elevation, a comprehensive suite of fitted wardrobes, 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 front elevation and is fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The room has ceramic floor tiling, part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 13' 8" x 9' 11" (4.16m x 3.02m)

A further excellent sized double bedroom having a window to the front elevation, twin fitted double wardrobes, a ceiling light point and a radiator.

Bedroom Three 11' 7" x 9' 10" (3.53m x 2.99m)

Bedroom three is also a good sized double and has a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four 10' 3" x 7' 10" (3.12m x 2.39m)

A good sized fourth bedroom with a window to the rear elevation, a fitted storage cupboard, a ceiling light point and a radiator.

Family Bathroom 7' 3" x 6' 10" (2.21m x 2.08m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains shower above, wash hand basin and WC. The room has a ceramic tiled floor, part ceramic tiling to the walls, recessed ceiling spotlights, a shaver socket, a heated towel rail and an extractor fan.

Outside

To the front of the property is a double width driveway which provides off road parking for two vehicles and in turn leads to the garage and the front door. Adjacent to the driveway is a hard standing area. Gated access leads to the rear garden.

Integral Garage/Utility Area 19' 6" x 9' 8" (5.94m x 2.94m)

The garage has an up and over door to the front elevation and a personnel door to the side leading into the hallway. Located to the rear of the garage is a utility area which has space and plumbing for an additional washing machine, and a tumble dryer. The garage is equipped with power and lighting and also houses the central heating boiler.

Rear Garden

The south east facing rear garden is fully enclosed and has been very tastefully landscaped for ease of maintenance. There is a sizeable artificial lawn and next to this is a patio area leading to a raised deck, both of which are ideal for outdoor seating and entertaining. Located to the alternate side of the property is a large purpose built timber storage shed.

Council Tax

The property is in Band D.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

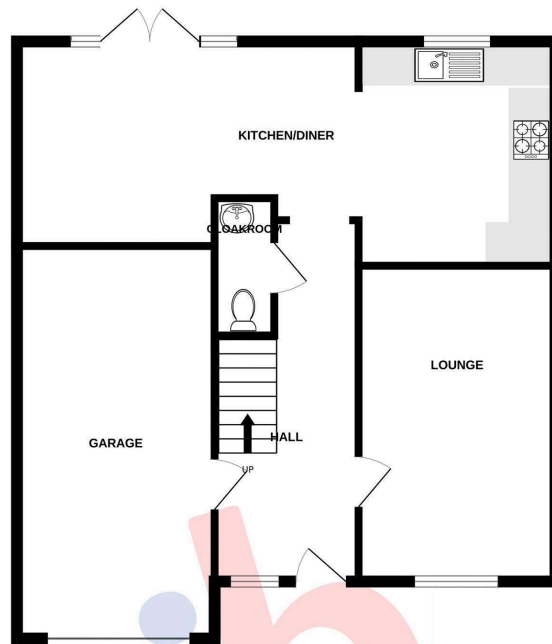
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

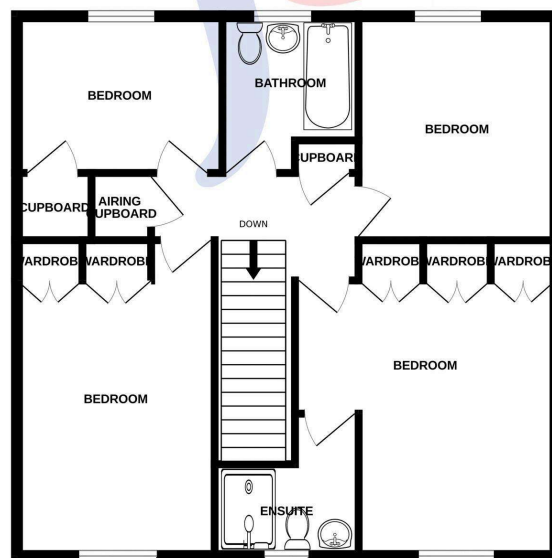
Services/Referral Fees

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: 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. 00007786 08 July 2026

GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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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