



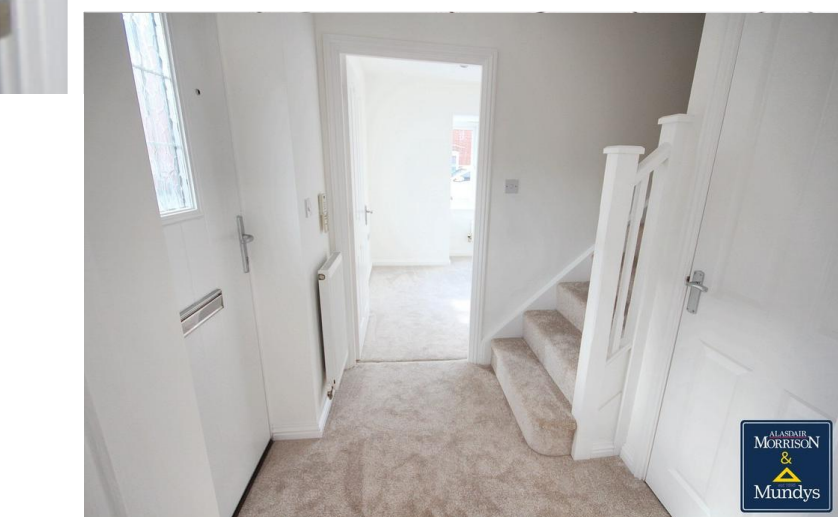
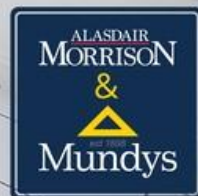
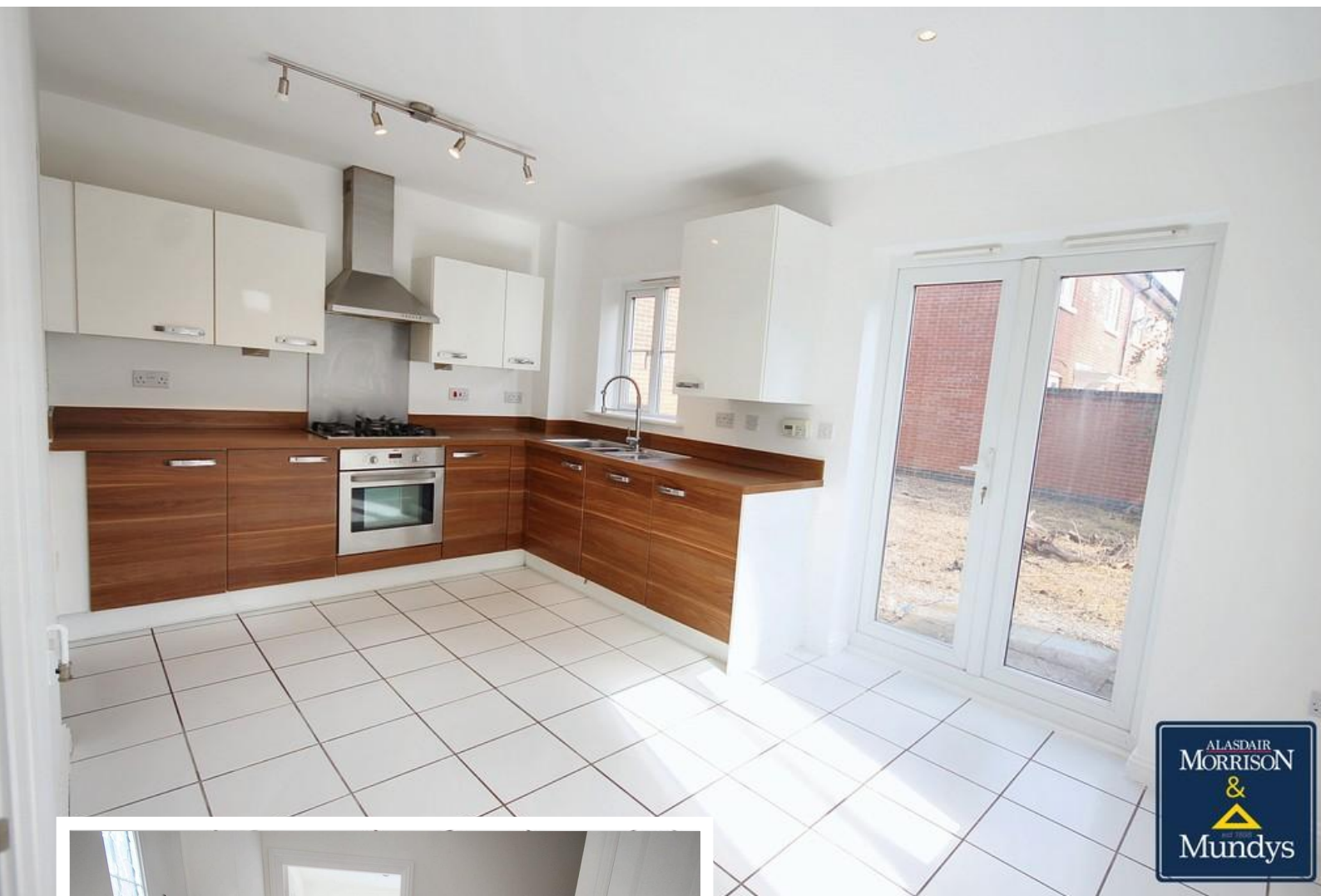
7 Garood Close

Newark, NG24 4FG

Guide Price £310,000 - £325,000

Located on the outskirts of Newark, with major roads within easy reach is this modern refreshed detached home. Recently redecorated throughout and finished with brand-new carpets, it offers the comfort of a turnkey property while still giving you the freedom to add your own touches. Step inside and you are welcomed by a hallway, with a useful storage cupboard. The living room features a walk-in bay window flooding the space with natural light. At the rear, the kitchen diner becomes the true heart of the home, designed for everyday living and relaxed entertaining with French doors opening onto the garden. A separate lobby adds practical convenience with space for laundry, a door to access the carport and a door to a downstairs WC, an added bonus for busy family life. Upstairs, four bedrooms are served by a family bathroom with a mains fed shower over a bath. The master comes with a built in wardrobe and its own en-suite shower room, while the second bedroom feels especially inviting with French doors opening to a Juliet balcony. Bedroom three also benefits from a built-in wardrobe. The garden is fully enclosed and gravelled, giving a low-maintenance outdoor space that's both secure and private. Its simple layout provides a blank canvas for anyone keen to landscape or create an outdoor entertaining area. With the property offered for sale with no onward chain, it presents a rare chance to move quickly and begin enjoying life in a modern home designed for family living and effortless comfort.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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.





ENTRANCE HALL

With double glazed door, radiator, inset spotlights, stairs to first floor, under stair storage cupboard and doors to living room and kitchen diner.

LIVING ROOM

15' 3" x 10' 4" into bay (4.65m x 3.15m) With uPVC double glazed walk-in bay window to the side, uPVC double glazed window to the front, inset spotlights and radiator.

KITCHEN DINER

14' 11" x 9' 4" (4.55m x 2.84m) A modern range of fitted wall and base units with work surfaces incorporating a 1½ bowl sink unit, fitted oven, five ring gas hob, and extractor hood, integrated dishwasher, radiator, inset spotlights, tiled floor, uPVC double glazed window to the front elevation and uPVC double glazed French doors leading to the garden. Opening to a utility lobby.



UTILITY LOBBY

With base unit and work surface with space and plumbing below for a washing machine, tiled floor, extractor, door to the WC and double glazed door to carport.

WC

5' 8" x 2' 11" (1.73m x 0.89m) Two piece suite comprising a low-level WC and wash hand basin, tiled floor, tiled splashback and radiator.

FIRST FLOOR LANDING

With doors to all bedrooms and bathroom, radiator and built-in airing cupboard housing the hot water cylinder with shelving.



BEDROOM ONE

12' 9" plus wardrobe recess x 8' 7" (3.89m x 2.62m) With uPVC double glazed windows to the front and side elevations, radiator, built in wardrobe and door to en-suite.

EN-SUITE

8' 2" into shower recess x 5' 10" (2.49m x 1.78m) Fitted with a modern three-piece suite, comprising a low level WC and pedestal wash hand basin and shower cubicle with a mains fed shower, tiled walls, tiled floor, chrome heated towel rail, extractor, electric shaver point and uPVC double glazed window to the front elevation.

BEDROOM TWO

11' 6" x 8' 5" (3.51m x 2.57m) With uPVC double glazed French doors with Juliet balcony overlooking the garden, radiator and access to loft.

BEDROOM THREE

9' 11" to the back of the wardrobe x 8' 11" plus door recess (3.02m x 2.72m) With uPVC double glazed windows to the front and side elevations, radiator and built-in wardrobe.

BEDROOM FOUR

8' 4" x 7' 4" (2.54m x 2.24m) With uPVC double glazed window to the side elevation and a radiator.





BATHROOM

6' 9" x 6' 1" maximum (2.06m x 1.85m) Fitted with a three-piece suite comprising a low-level WC, pedestal wash basin and panelled bath with the mains shower over, tiled splashbacks, tiled floor, radiator, extractor and uPVC double glazed opaque window to the side elevation.

OUTSIDE

There is parking at the side and access to the carport with a garage door. The rear garden is walled and gravelled and has an outside tap.

CAR PORT

19' 2" x 8' 6" (5.84m x 2.59m) With garage door, open at the rear.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE Advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Stir & Berridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lym and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Finance and Services who will be able to offer a range of financial services products. Should you decide to instruct, Mundys Finance and Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

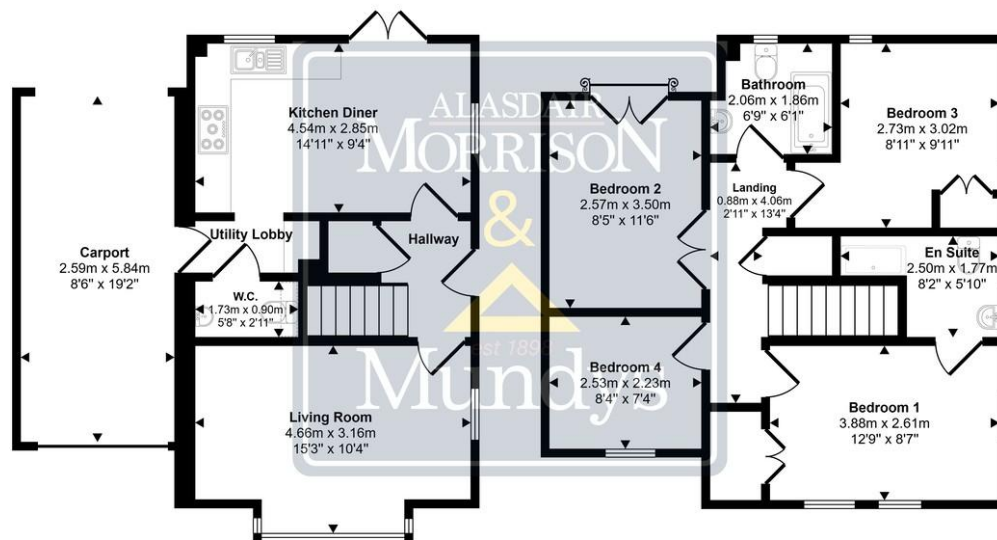
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Approx Gross Internal Area
107 sq m / 1157 sq ft



Ground Floor

Approx 54 sq m / 583 sq ft

Denotes head height below 1.5m

First Floor

Approx 53 sq m / 574 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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