



**Hawthorne House, 2 The Close, Averham,
Newark, NG23 5RP**

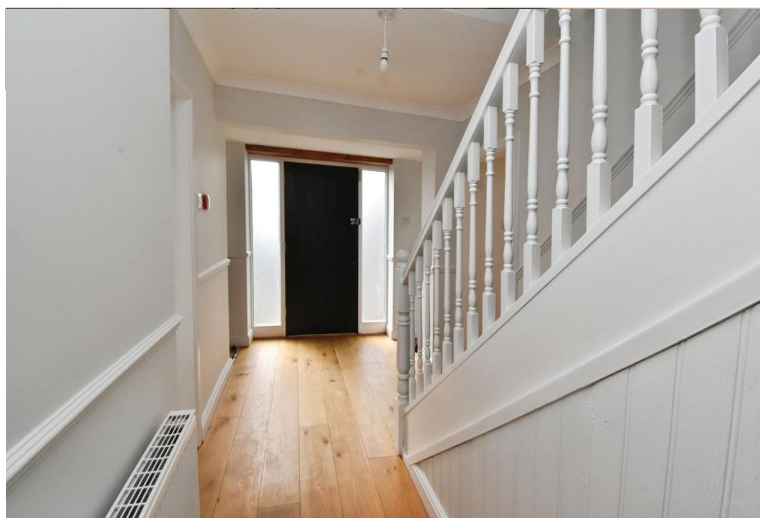


Book a Viewing!

£575,000

This beautifully renovated and ready-to-move-into family home offers over 2,400 sq. ft. of substantial and versatile accommodation, combining generous living space with a superb contemporary finish throughout. A welcoming entrance hall sets the tone, leading to an impressive L-shaped lounge/diner with feature fireplace, ideal for both relaxing and entertaining. The ground floor also offers a study, WC cloakroom and practical utility room. At the heart of the home is a stunning kitchen/dining/family room spanning the full width of the property – a fantastic space for modern family life and social gatherings. Upstairs, the generous accommodation continues with five well-proportioned bedrooms, three benefiting from en-suite facilities, alongside a family bathroom and separate shower room. Externally, there is a multi-vehicle parking driveway to the front and attractive gardens to the rear, offering space to relax and enjoy outdoor living.





LOCATION

Nestled in the charming countryside of Nottinghamshire, Averham is a picturesque village located just a short distance from the historic market town of Newark-on-Trent. Known for its peaceful rural atmosphere, Averham offers a quintessential English village experience, surrounded by open fields, scenic walking trails, and a close-knit community feel. The village is home to St. Michael and All Angels Church, a beautiful example of traditional English architecture that adds to Averham's timeless charm. Despite its tranquil setting, Averham is conveniently located near Newark, providing easy access to a variety of shops, cafes, and cultural attractions, including Newark Castle and the bustling market square. With excellent road and rail links to Nottingham, Lincoln, and beyond, Averham offers the perfect blend of countryside serenity and town connectivity, making it an ideal location for those seeking a relaxed lifestyle within reach of urban amenities.

ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor, wood flooring, dado rail, radiator and doors to the lounge diner, WC, utility room and kitchen.



WC

8' 2" x 5' 2" (2.5m x 1.6m) Fitted with a low level WC, wash hand basin, tiled splash-back, radiator and uPVC double glazed window to the front elevation.

LOUNGE DINER

21' 7" x 19' 4" maximum measurements, L shape (6.6m x 5.9m) With uPVC double glazed window to the front elevation, wood flooring, radiators, coving to ceiling, open fireplace and opening to the kitchen diner family room.

KITCHEN AREA

15' 8" x 8' 10" (4.8m x 2.7m) Fitted with a range of Shaker style wall and base units with a wooden work and spaces for a large cooker and fridge freezer, tiled floor, radiator, stainless steel extractor hood, opening to kitchen diner family area and door to utility room.

KITCHEN DINER FAMILY ROOM

46' 10" x 10' 5" (14.3m x 3.2m) Fitted with a central island with quartz work-surface incorporating a breakfast bar and an under-counter sink with stainless steel mixer tap. Integrated dishwasher, further cupboards and drawers, tiled floor, inset spotlights, vaulted ceiling with double glazed Velux windows, uPVC double glazed windows and French doors onto the rear garden.

UTILITY ROOM

19' 0" x 6' 2" (5.8m x 1.9m) Fitted with further base units and drawers with a work surface and incorporating a one and a half bowl ceramic sink unit with stainless steel mixer tap. Plumbing and space for a washing machine, space for further freestanding appliances, tiled floor, radiator, inset spotlights and door to study.

STUDY

15' 5" x 10' 2" (4.7m x 3.1m) With uPVC double glazed window to the front elevation, radiator, built-in cupboards, door to boiler room housing the wall mounted boiler and hot water cylinder and an external door to side.

FIRST FLOOR LANDING

Doors to five bedrooms, family bathroom and family shower room.

BEDROOM ONE

13' 1" x 12' 9" (4m x 3.9m) With uPVC double glazed windows to the front elevation, radiator, vaulted ceiling and door to en-suite shower room.

EN-SUITE SHOWER ROOM TO BEDROOM 1

Fitted with a mains fed shower, low level WC and wash hand basin, tiled splash backs, chrome heated towel rail and uPVC double glazed opaque window to the rear.





BEDROOM TWO

12' 1" x 12' 1" (3.7m x 3.7m) With uPVC double glazed window to the front elevation, coving to the ceiling, radiator and door to en-suite shower room.

EN-SUITE SHOWER ROOM TO BEDROOM 2

Fitted with a three-piece suite comprising a shower cubicle with the mains fed rain-head shower, pedestal wash hand basin and low level WC, tiled splash-back, tiled floor, chrome heated towel rail, vaulted ceiling with inset spotlights, extractor and a uPVC double glazed window to the front elevation.

BEDROOM THREE

12' 9" x 10' 5" (3.9m x 3.2m) With uPVC double glazed window to the front elevation, coving to the ceiling, radiator and door to en-suite shower room.



EN-SUITE SHOWER ROOM TO BEDROOM 3

Fitted with a shower cubicle with a mains fed shower, wash hand basin with vanity unit, chrome heated towel rail, tiled walls, extractor, inset spotlights and double glazed Velux window.

BEDROOM FOUR

10' 5" x 9' 10" maximum measurements (3.2m x 3m) With uPVC double glazed window to the rear elevation, coving to the ceiling and a radiator.



BEDROOM FIVE

5' 10" x 8' 10" (1.8m x 2.7m) With uPVC double glazed window to the rear elevation and a radiator.

BATHROOM

8' 10" x 5' 2" max (2.7m x 1.6m) Fitted with a panelled bath with a mains fed rain-head shower over, low level WC and wash hand basin within vanity unit, tiled walls, chrome heated towel rail and uPVC double glazed window to the rear elevation.

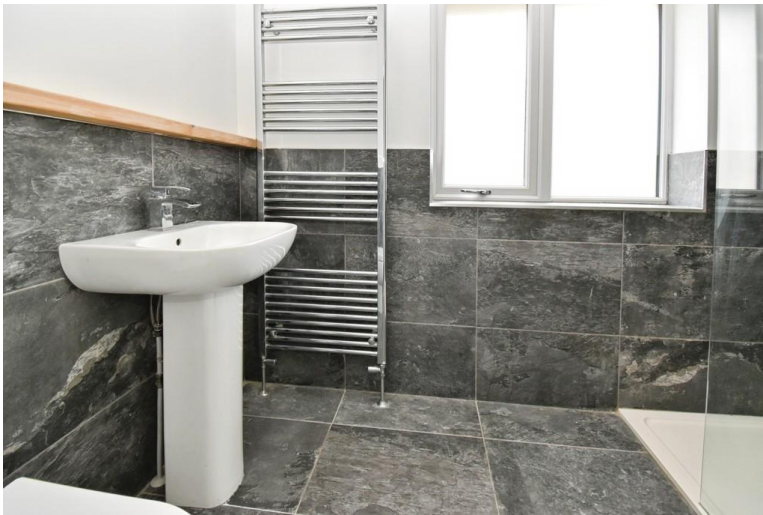
SHOWER ROOM

8' 6" x 5' 6" (2.6m x 1.7m) Fitted three-piece suite comprising a shower cubicle with a mains fed rain-head shower, pedestal wash hand basin and low level WC, tiled splash-back, tiled floor, chrome heated towel rail, vaulted ceiling with inset spotlights, extractor and a uPVC double glazed window to the rear elevation.

OUTSIDE

There is a gravelled driveway to the front and gated access to a mostly lawned garden with gravelled areas and a covered decked patio and summer house.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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 – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

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

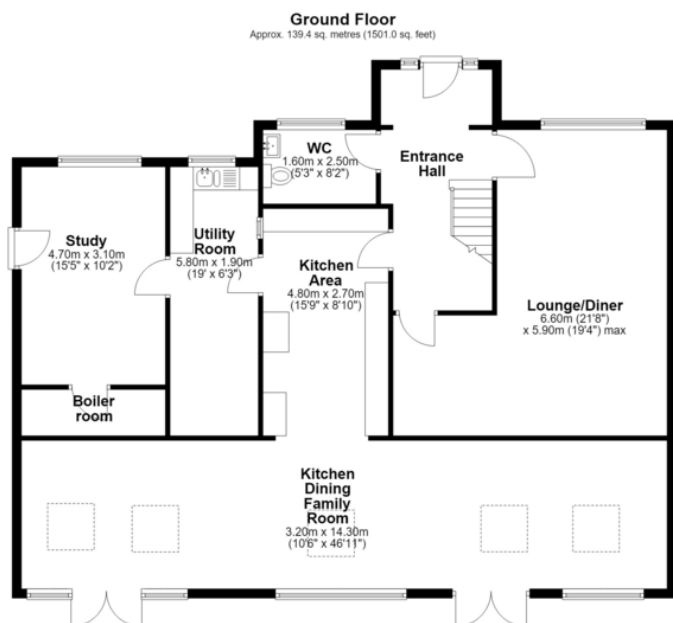
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 227.4 sq. metres (2447.9 sq. feet)
2 The Close, Averham

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.