Violet Grove, Middlebeck NG24 4FT



Step inside this STANDOUT four bedroom detached family home, where stylish upgrades and superb living space come together beautifully. Finished with high end internal doors and sleek Quartz work surfaces, the real showpiece is the IMPRESSIVE open-plan kitchen/dining/family living room - a fantastic space for everything from busy mornings to relaxed weekends and entertaining. Add a generous lounge, utility, cloakroom, en-suite and family bathroom, plus off road parking, an integral garage and gardens front and rear, and you have a home that ticks all the boxes. Stylish, spacious and READY TO ENJOY - early viewing is a must!

£370,000

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BREAD









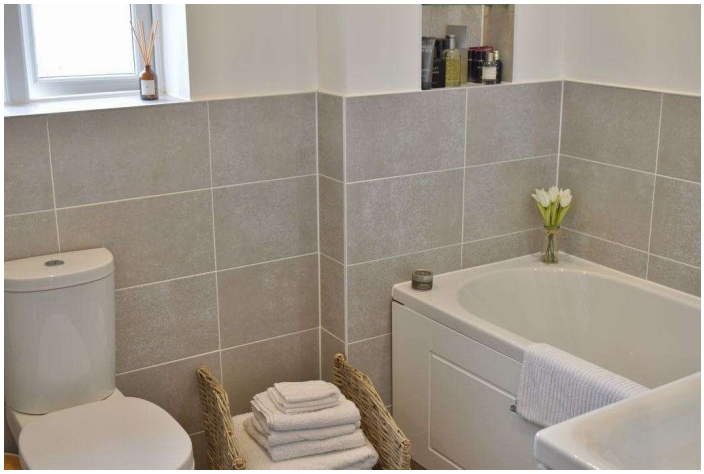


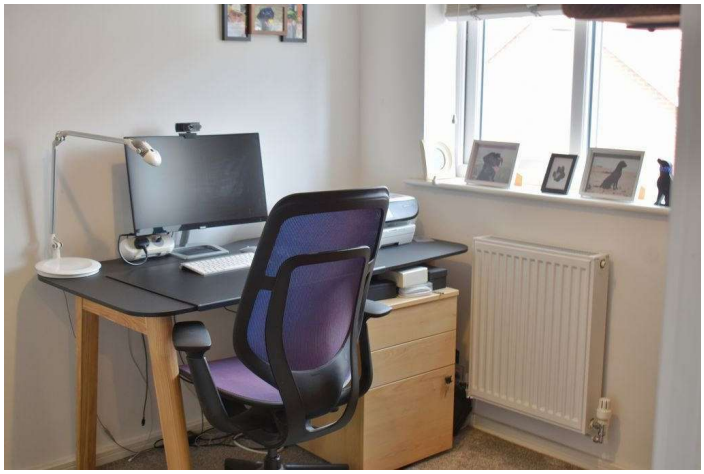




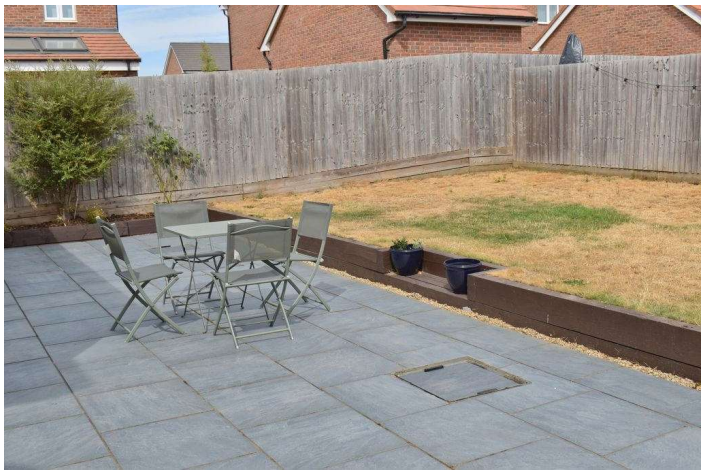
















Situation and Amenities

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:

Welcoming Reception Hallway

The 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 and the kitchen/dining/family room, and has a ceiling light point, a radiator and Amtico flooring.

Lounge *14' 0" x 11' 3" (4.26m x 3.43m) (excluding bay window)*

This delightful reception room has a bay window to the front elevation with bespoke fitted blinds, a ceiling light point and a radiator.

Open Plan Kitchen/Dining/Family Room *18' 4" x 17' 9" (5.58m x 5.41m)*

This most impressive room is the heart of the home and is of sufficient size to comfortably accommodate both dining and occasional furniture. There are windows to the rear elevation, and glazed French doors with shutters leading out into the garden. In addition there are three Velux skylight windows. The kitchen area is fitted with an extensive array of base and wall units, complemented with Quartz work surfaces. There is a large central island which incorporates a one and a half bowl stainless steel sink, additional storage and the dishwasher. Further integrated appliances include an eye level double oven, gas hob with extractor hood above, and a fridge/freezer. The entire room has recessed ceiling spotlights, a pendant light over the dining area, two radiators and Amtico flooring.

Utility Room *7' 1" x 6' 0" (2.16m x 1.83m)*

The utility room has a half glazed door leading out to the garden, and is fitted with a base unit with roll top work surface, matching splash back and wall cupboards. There is a stainless steel sink, and space and plumbing for both a washing machine and tumble dryer. The room has the same flooring that flows through from the kitchen, an extractor fan, a ceiling light point and a radiator. A further door leads through to the ground floor cloakroom.

Ground Floor Cloakroom

The cloakroom has an opaque window to the rear and is fitted with a pedestal wash hand basin and WC. The room has the same flooring, a ceiling light point and radiator.

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 airing cupboard is located on the landing. Access to the loft space is also located here, within the loft is an EnviroVent ventilation system. There is a ceiling light point and a radiator installed.

Bedroom One *11' 10" x 11' 2" (3.60m x 3.40m) (plus bay window and door recess)*

This wonderful double bedroom has a bay window to the front elevation and is particularly bright and airy. The bedroom has 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 *7' 10" x 5' 4" (2.39m x 1.62m)*

This well appointed en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has Japan Marine tiling to the walls, Amtico flooring, recessed ceiling spotlights and a heated towel rail.

Bedroom Two *12' 10" x 8' 10" (3.91m x 2.69m) (plus dormer)*

An excellent sized double bedroom with a large dormer window to the front elevation, a fitted wardrobe, a ceiling light point and a radiator.

Bedroom Three *10' 7" x 9' 4" (3.22m x 2.84m) (including door recess)*

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four *9' 1" x 7' 10" (2.77m x 2.39m) (including door recess)*

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

Family Bathroom *11' 0" x 6' 1" (3.35m x 1.85m) (including shower cubicle)*

This well appointed bathroom has an opaque window to the rear and is fitted with a contemporary white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom part ceramic wall tiling, recessed ceiling spotlights, Amtico flooring and a heated towel rail.

Outside

To the front of the property is a well maintained lawn edged with borders containing a variety of shrubs and plants. Adjacent to this is the double width driveway providing off road parking for two vehicles and in turn leading to the garage and front door. There is gated access down the side of the property to the rear garden.

Rear Garden

The rear garden is laid to lawn and contains a variety of shrubs and plants. There is a sizeable patio area adjacent to the rear of the house which is ideal for outdoor seating and entertaining. The rear garden also has a 2-plug external power point.

Integral Garage *17' 3" x 9' 2" (5.25m x 2.79m)*

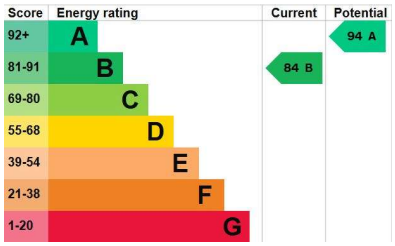
The garage has an up and over door to the front elevation and is equipped with both power and lighting. The central heating boiler is located here.

Services

Mains water, gas and electricity are connected. There is also an Envirovent system installed. None of the services or appliances have been tested by the agent.

Council Tax

The property is in Band E.



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.

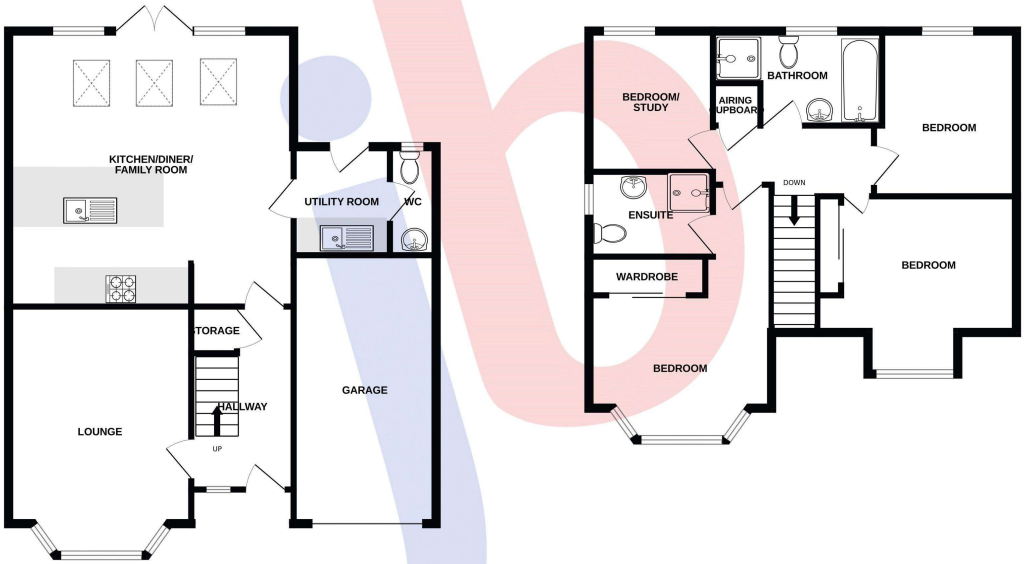
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007829 04 November 2026

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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