Jon Brambles
ESTATE AGENTS

Hutchinson Road, Newark NG24 2GH



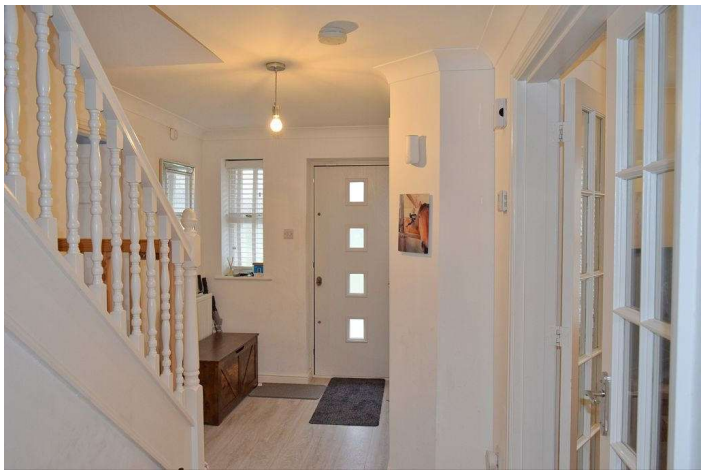
GUIDE PRICE £400,000–£425,000 – A STUNNING DETACHED HOME WITH ITS OWN ANNEXE! Discover this immaculately presented four bedroom residence in a highly sought-after location. Packed with appeal, the accommodation features two reception rooms, a garden room/dining room, fitted kitchen, utility room, cloakroom, bathroom and en-suite. Bespoke window blinds are included in the sale. The standout **DETACHED ANNEXE** offers its own lounge, bedroom and shower room. Ample off-road parking and a delightful enclosed rear garden complete this exceptional offering. A home with remarkable versatility. **EARLY VIEWING ESSENTIAL!**

Guide Price £400,000 to £425,000

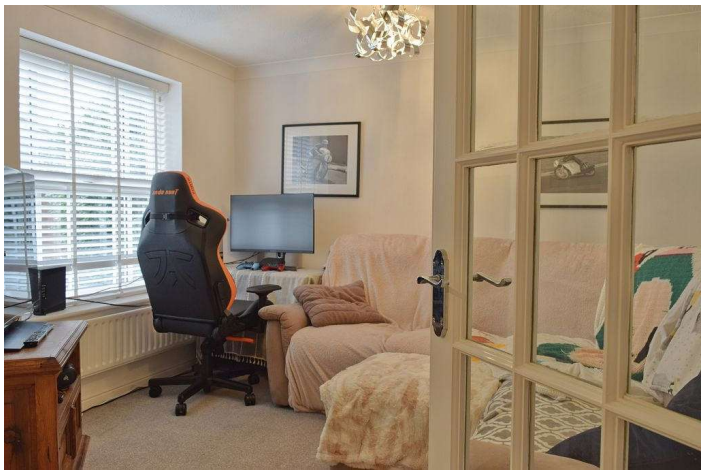
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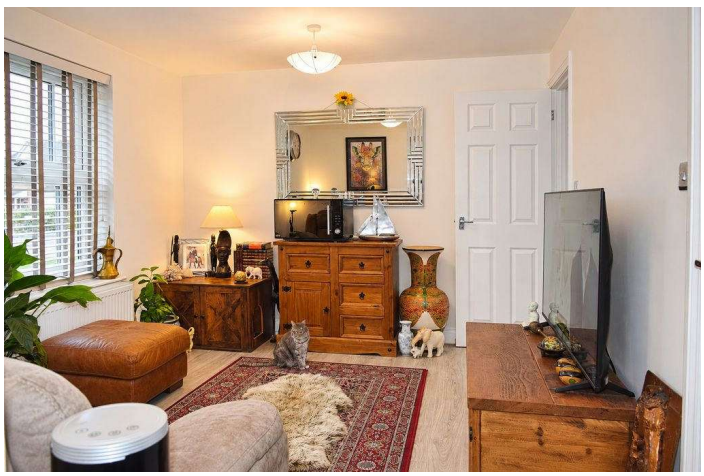


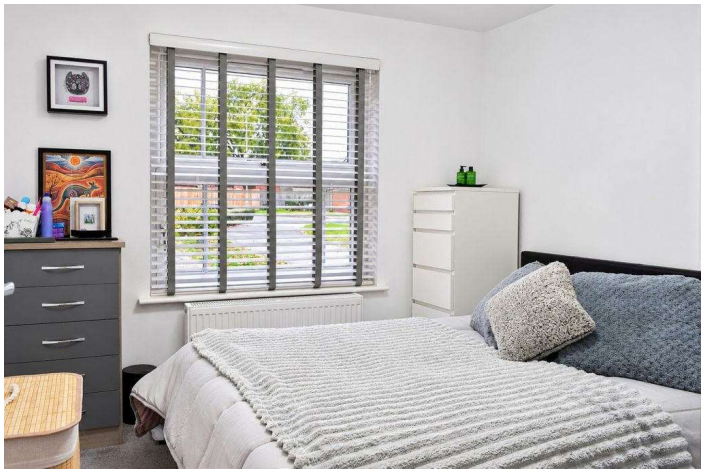
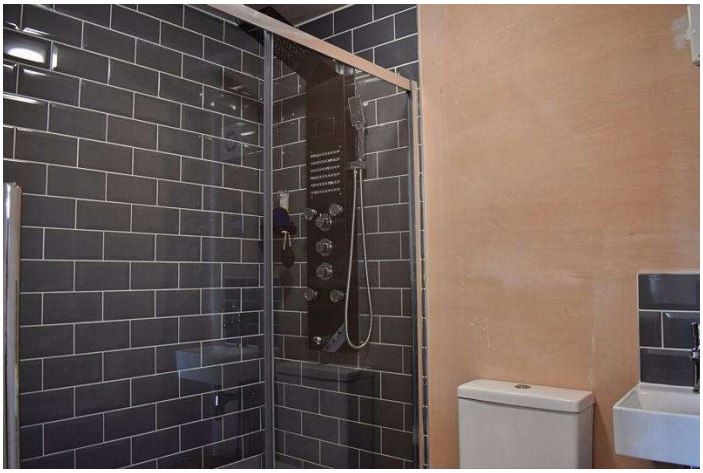











Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose and Marks & Spencer food, as well as fine restaurants, public houses and cafes. 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 A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, this leads into:

Spacious Reception Hallway

The welcoming and spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has an opaque window to the front elevation and provides access to the lounge, the sitting room, cloakroom and kitchen. The hallway is enhanced with cornice to the ceiling, light wood laminate flooring, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. There is a ceramic tiled floor, a ceiling light point and a radiator.

Lounge *18' 11" x 11' 3" (5.76m x 3.43m)*

This large and well proportioned reception room has a window to the front elevation and glazed French doors leading through into the garden room/dining room. The lounge has cornice to the ceiling, wall light points and two radiators.

Garden Room/Dining Room *15' 1" x 8' 10" (4.59m x 2.69m)*

This beautiful garden room is a very welcome and versatile addition to this large family home. The room is of dwarf brick wall construction with a upvc frame and has bi-fold doors providing access out to the patio and garden beyond. The garden room has a ceiling light point, an insulated roof, and is centrally heated making it ideal for all year round use.

Sitting Room *10' 9" x 9' 10" (3.27m x 2.99m)*

A further good sized and well proportioned reception room with a window to the front elevation. The sitting room is accessed via glazed French doors from the hallway which are a particular feature. The room also has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen *12' 5" x 11' 7" (3.78m x 3.53m)*

This excellent sized kitchen has two windows to the rear elevation enjoying views across the garden, and a door leading into the utility room. The kitchen is fitted with an excellent range of contemporary base and wall units complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven, induction hob with contemporary extractor hood above, dishwasher, fridge and freezer. There is also a ceiling light point and a radiator.

Utility Room *7' 8" x 5' 8" (2.34m x 1.73m)*

The utility room has a glazed door leading out into the garden, and is fitted with a range of base units to match those of the kitchen, once again with roll top work surface and matching splash back. There is a stainless steel sink and space and plumbing for a washing machine. The central heating boiler is located here. The utility room has the same flooring that flows through from the kitchen, together with a ceiling light point and a radiator.

First Floor Galleried Landing

The staircase rises from the reception hallway to the first floor galleried landing which has doors into all four bedrooms and the family bathroom. The airing cupboard and access to the loft space are located on the landing.

Bedroom One *10' 10" x 10' 0" (3.30m x 3.05m) (excluding wardrobes)*

A very good sized double bedroom with a window to the rear elevation. This bedroom has two fitted double wardrobes, a ceiling light point and a radiator. A door provides access into the en-suite shower room.

En-suite Shower Room *8' 7" x 4' 1" (2.61m x 1.24m)*

The en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The en-suite is complemented with ceramic floor tiling and part ceramic tiling to the walls, together with recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a radiator.

Bedroom Two *11' 8" x 9' 9" (3.55m x 2.97m) (including door recess)*

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

Bedroom Three *10' 9" x 6' 9" (3.27m x 2.06m)*

Having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Four *9' 1" x 8' 2" (2.77m x 2.49m) (including door recess)*

Bedroom four is also of a good size and has a window to the rear elevation, a fitted double wardrobe, a ceiling light point and a radiator.

Family Bathroom *9' 0" x 6' 7" (2.74m x 2.01m)*

The bathroom has an opaque window to the front elevation and is fitted with a contemporary white suite comprising bath with central mixer tap, pedestal wash hand basin and WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls, and also has a ceiling light point and a heated towel rail.

Outside

To the front of the property is a double width driveway which provides off road parking vehicles, adjacent to this is the front garden which part lawned and part hard landscaped. An Indian sandstone footpath leads to the stepped entrance at the front door and around the side to where there is gated access to the rear garden.

Rear Garden

The fully enclosed rear garden is south west facing and tastefully landscaped. The garden comprises a sizeable Indian sandstone patio which is situated adjacent to the garden room and this provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid predominantly to lawn.

DETACHED ANNEXE

Situated adjacent to the principal house is the former detached double garage. This has now been converted into a delightful one bedroom annexe. The annexe has it's own heating and power supply.

Annexe Accommodation

Upon entering the front door which is located to the side, this leads into the entrance hallway.

Annexe Hallway

The hallway has a large and useful storage cupboard, a ceiling light point and a radiator. From here a door leads through into the lounge.

Annexe Lounge *12' 8" x 9' 10" (3.86m x 2.99m)*

The lounge has a window to the side elevation with bespoke fitted blind, two ceiling light points and a radiator. From the lounge doors provide access to the bedroom, shower room and store room.

Annexe Bedroom *10' 1" x 8' 11" (3.07m x 2.72m)*

Having a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

Annexe Store Room *11' 7" x 5' 11" (3.53m x 1.80m) (at widest points)*

The store room has a window to the front elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Annexe Shower Room *6' 3" x 5' 0" (1.90m x 1.52m)*

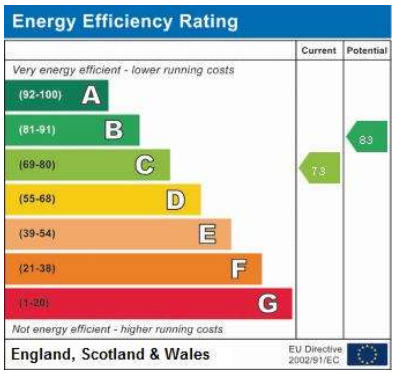
This well appointed shower room is fitted with an oversized walk-in shower cubicle with multi-jet shower, floating wash hand basin and WC. The room has a shaver socket, an extractor fan, a ceiling light point and a radiator.

Agent's Note

Please be advised that a member of staff at Jon Brambles Estate Agents has a financial interest in this property.

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

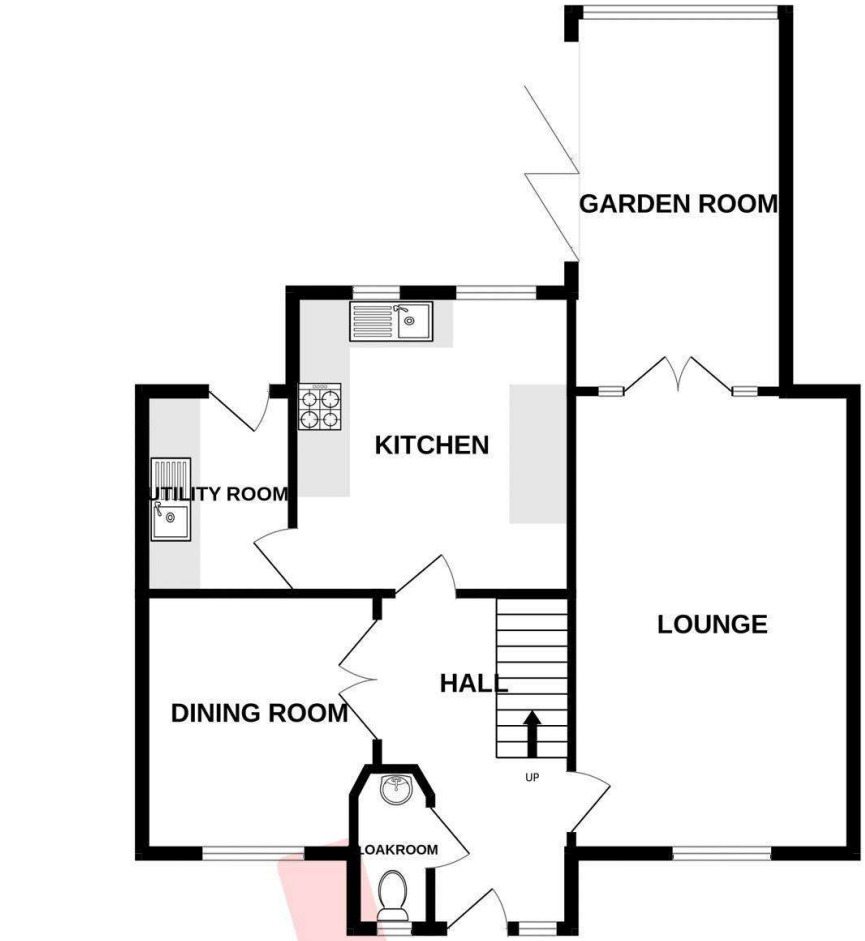
Vacant possession will be given upon completion. The tenure of the property is Freehold.

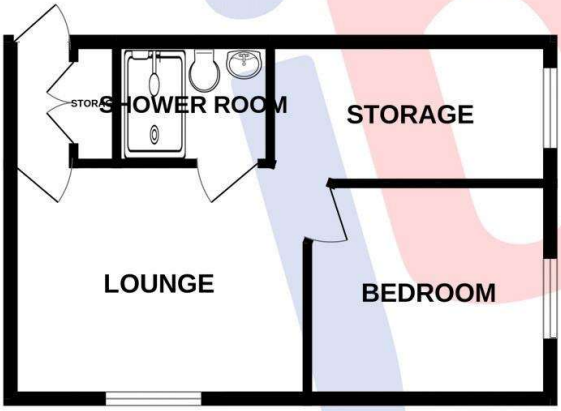
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

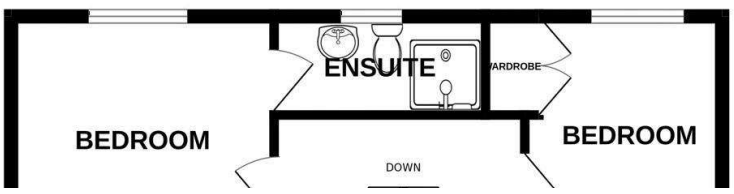
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006963 05 November 2026

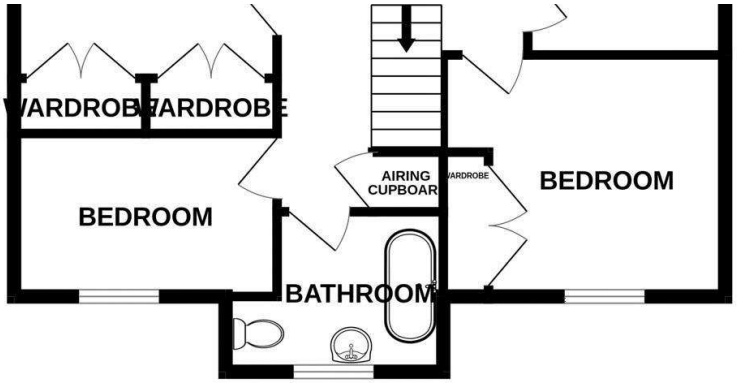
GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.





FIRST FLOOR
587 sq.ft. (54.5 sq.m.) approx.





TOTAL FLOOR AREA : 1685 sq.ft. (156.6 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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