

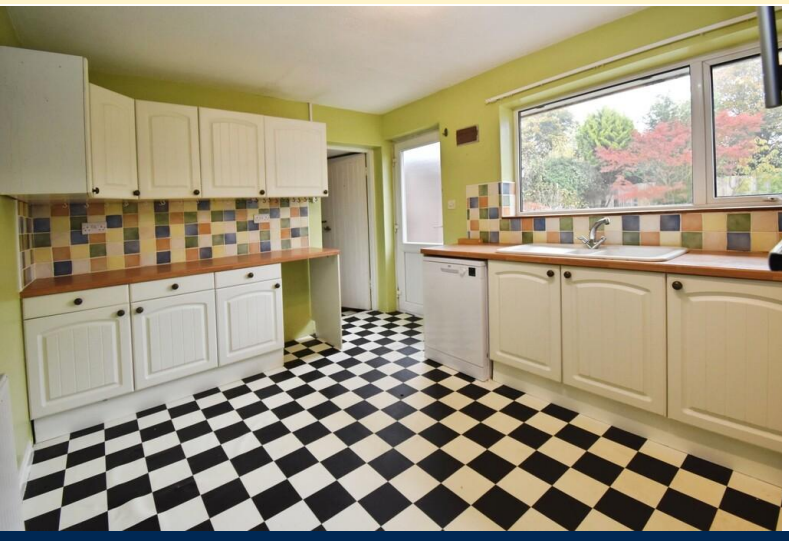
3 Rivermead

Newark, NG24 4QT

Book a Viewing!

GUIDE PRICE £300,000 - £310,000

This attractive Detached Home occupies a cul-de-sac position and offers flexible, well proportioned accommodation arranged over two floors, making it ideal for a range of buyers. The ground floor welcomes you with a porch and entrance hallway leading to a comfortable living room and a charming shaker-style kitchen. A practical utility room provides plumbing for a washing machine and internal access to the garage. The versatile layout also includes a ground floor double bedroom, a shower room, and an additional reception room which could be utilised as a dining room, family room or home office. French doors open into a uPVC double glazed conservatory, creating a pleasant space from which to enjoy views of the rear garden. To the first floor are two further double bedrooms, served by a second shower room, offering excellent accommodation for families or visiting guests. Outside, the property benefits from lawned gardens to both the front and rear, providing ample space for outdoor enjoyment and relaxation. Offered for sale with No Upward Chain, this well positioned home presents an excellent opportunity for buyers seeking versatile living accommodation in a desirable residential setting.





3 Rivermead, Newark, NG24 4QT







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.

ACCOMMODATION

PORCH

5' 6" x 3' 1" (1.7m x 0.96m) With uPVC double glazed door and windows with glazing and door to entrance hallway.

ENTRANCE HALL

With radiator, stairs to the first floor and doors to the living room, bedroom three, reception room two, shower room and kitchen.

LIVING ROOM

15' 1" x 11' 9" (4.6m x 3.6m) With uPVC double glazed window to the front elevation, coving to the ceiling and radiator.









RECEPTION ROOM
9' 10" x 9' 10" (3m x 3m) With uPVC double glazed French doors onto conservatory, coving to the ceiling, radiator and French doors to the conservatory.

CONSERVATORY
9' 6" x 7' 6" (2.9m x 2.3m) With uPVC double glazed construction, door onto the garden and polycarbonate roof.

SHOWER ROOM
Fitted with a electric shower with tiled splashbacks, low level WC and pedestal wash hand basin, radiator, electric blow heater, built-in airing cupboard and uPVC double glazed opaque window to the rear elevation.

BEDROOM THREE
11' 9" x 9' 10" (3.6m x 3m) With uPVC double glazed window to the front elevation and radiator.

KITCHEN
13' 1" x 9' 10" (4m x 3m) Shaker style wall and base units, work surface incorporating and a 1½ bowl ceramic sink unit with a stainless steel mixer tap, fitted ceramic hob with extractor over, fitted Bosch oven and Sharp microwave, under counter freestanding dishwasher, radiator, uPVC double glazed window and door onto the rear garden and door to the utility room.

UTILITY ROOM
7' 10" x 7' 6" (2.4m x 2.3m) With uPVC double glazed window to the side elevation, plumbing for washing machine, spaces for further appliances and door to the garage.

LANDING
With doors to two bedrooms and to the shower room.

BEDROOM ONE
15' 1" x 13' 1" in to recess (4.6m x 4m) With uPVC double glazed window to the front elevation, radiator, access to the roof space, access to eaves and built-in wardrobe.

BEDROOM TWO
13' 5" x 12' 9" (4.1m x 3.9m) With uPVC double glazed window to the front elevation, radiator and built-in storage into the eaves.

SHOWER ROOM
7' 10" x 5' 2" (2.4m x 1.6m) Fitted with a white three piece suite comprising a shower cubicle with a mains fed rain head shower, pedestal wash hand basin and low level WC, radiator, heated towel rail, tiled splashbacks, extractor and uPVC double glazed opaque window to the rear elevation.

OUTSIDE
To the front there is a lawned garden and block paved driveway with access to the garage. Gated access at the side leading to a mostly lawned rear garden.

GARAGE
18' 8" x 7' 10" (5.7m x 2.4m) With up-and-over door, uPVC double glazed window to the side elevation, power and lighting with a door to the utility room.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D (Newark and Sherwood DC).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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.

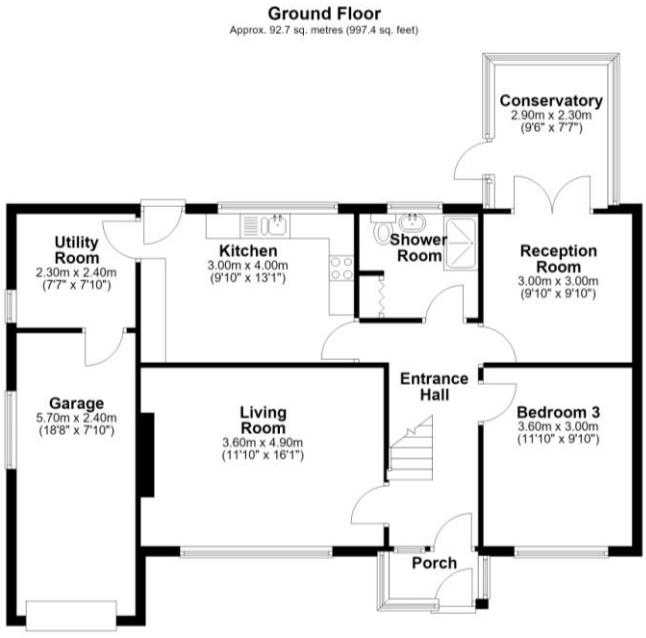
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

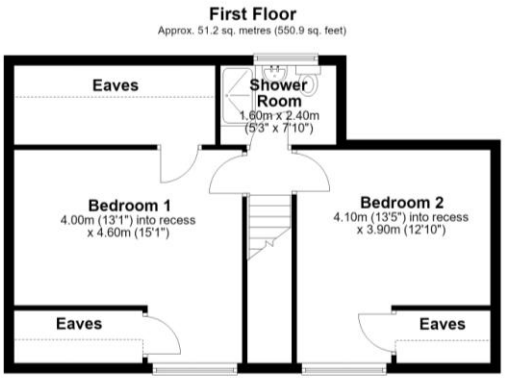
GENERAL
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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.

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Total area: approx. 143.8 sq. metres (1548.3 sq. feet)
3 Rivermead, Newark

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.

The Property Ombudsman

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