Stadium Avenue, Newark

Guide Price £250,000 to £260,000

NEWTON FALLOWELL

Stadium Avenue

Newark

Ideally positioned within a popular modern development, this immaculate three-storey townhouse enjoys the perfect balance of contemporary living and everyday convenience. Located within walking distance of Newark town centre and close to the local leisure centre and YMCA activity centre, the property is perfectly placed to enjoy a wealth of sporting, recreational and lifestyle amenities.

The accommodation begins with a welcoming entrance hall, accessed via a storm porch with a useful external storage area, and includes a convenient ground floor WC. The heart of the home is the stunning open-plan living, dining and kitchen space, designed with modern family living in mind. Finished to a high specification, the kitchen is fitted with a range of quality integrated appliances, including a four-ring gas hob, double electric oven, dishwasher and fridge/freezer, while the spacious living area is ideal for both relaxing and entertaining. Stylish bi-folding doors flood the room with natural light and open seamlessly onto the landscaped rear garden, creating an effortless connection between indoor and outdoor living. On the first floor are two generous double bedrooms, one featuring a charming Juliet balcony and built-in storage, together with a beautifully appointed family bathroom. Occupying the entire second floor, the impressive main bedroom suite offers a peaceful retreat, complete with a cosy landing/snug area, useful eaves storage, a stylish ensuite shower room and a further Juliet balcony.

Outside, the property is set back from the road behind an attractive part-walled and railed frontage with a paved pathway leading to the entrance. The enclosed rear garden has been thoughtfully landscaped, featuring a generous paved seating area and lawned area, making it an ideal space for outdoor dining and entertaining. A rear gate provides access to the parking area, where the property benefits from a car port and additional off-road parking. Further benefits include gas central heating, UPVC double glazing and an exceptional standard of presentation throughout, making this a superb home ready to move straight into.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall
8' 3" x 6' 9" (2.52m x 2.06m)

Ground Floor WC
5' 0" x 3' 0" (1.52m x 0.91m)

Dining Kitchen
15' 9" x 8' 9" (4.80m x 2.67m)
maximum measurements

Lounge
17' 5" x 12' 2" (5.31m x 3.71m)

Bedroom Two
14' 0" x 9' 8" (4.27m x 2.95m)

Bedroom Three
17' 6" x 8' 9" (5.33m x 2.67m)

First Floor Bathroom
7' 3" x 6' 5" (2.21m x 1.96m)

Snug/Landing Area
6' 5" x 3' 4" (1.96m x 1.02m)

Bedroom One
17' 5" x 9' 9" (5.31m x 2.97m)

Ensuite Shower Room
7' 5" x 6' 5" (2.26m x 1.96m)

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Agent's Note

There is a shared drive for access to the rear allocated parking.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,288 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

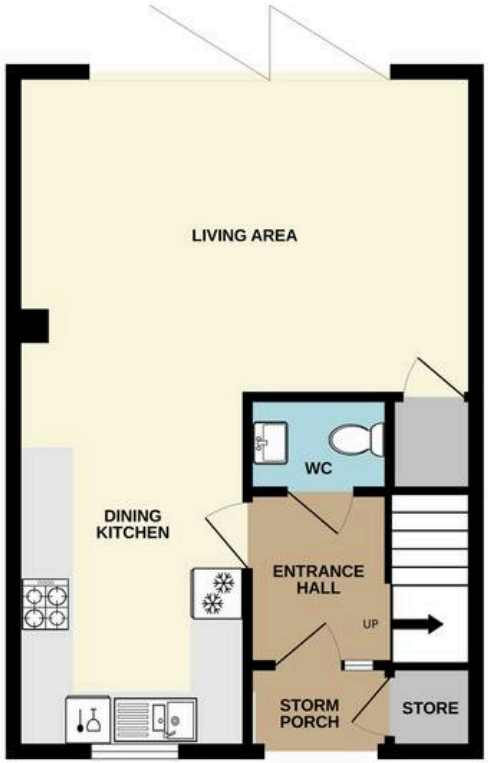
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

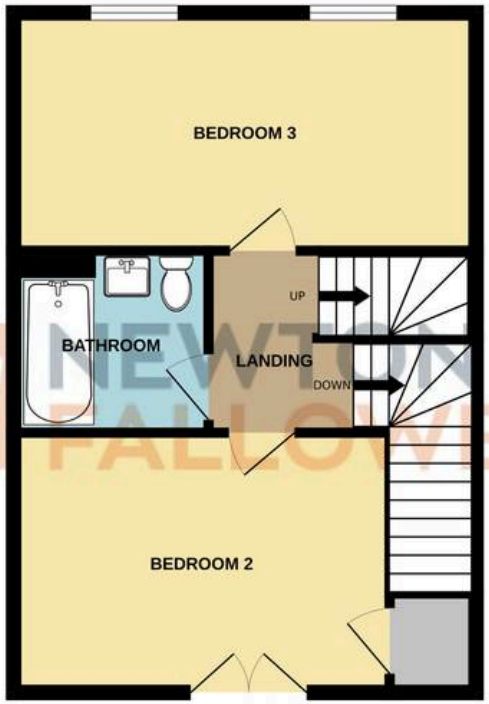
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

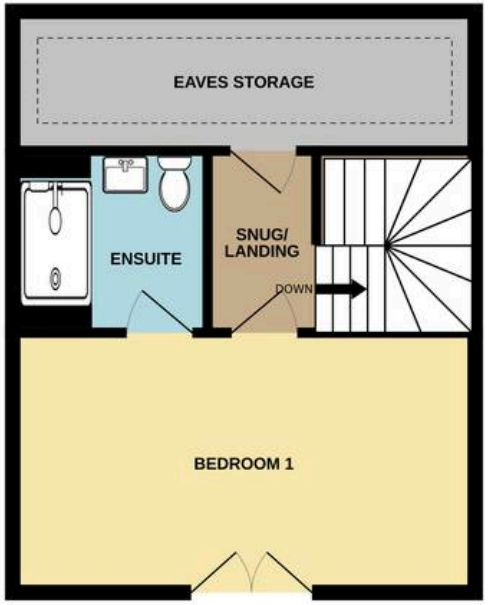
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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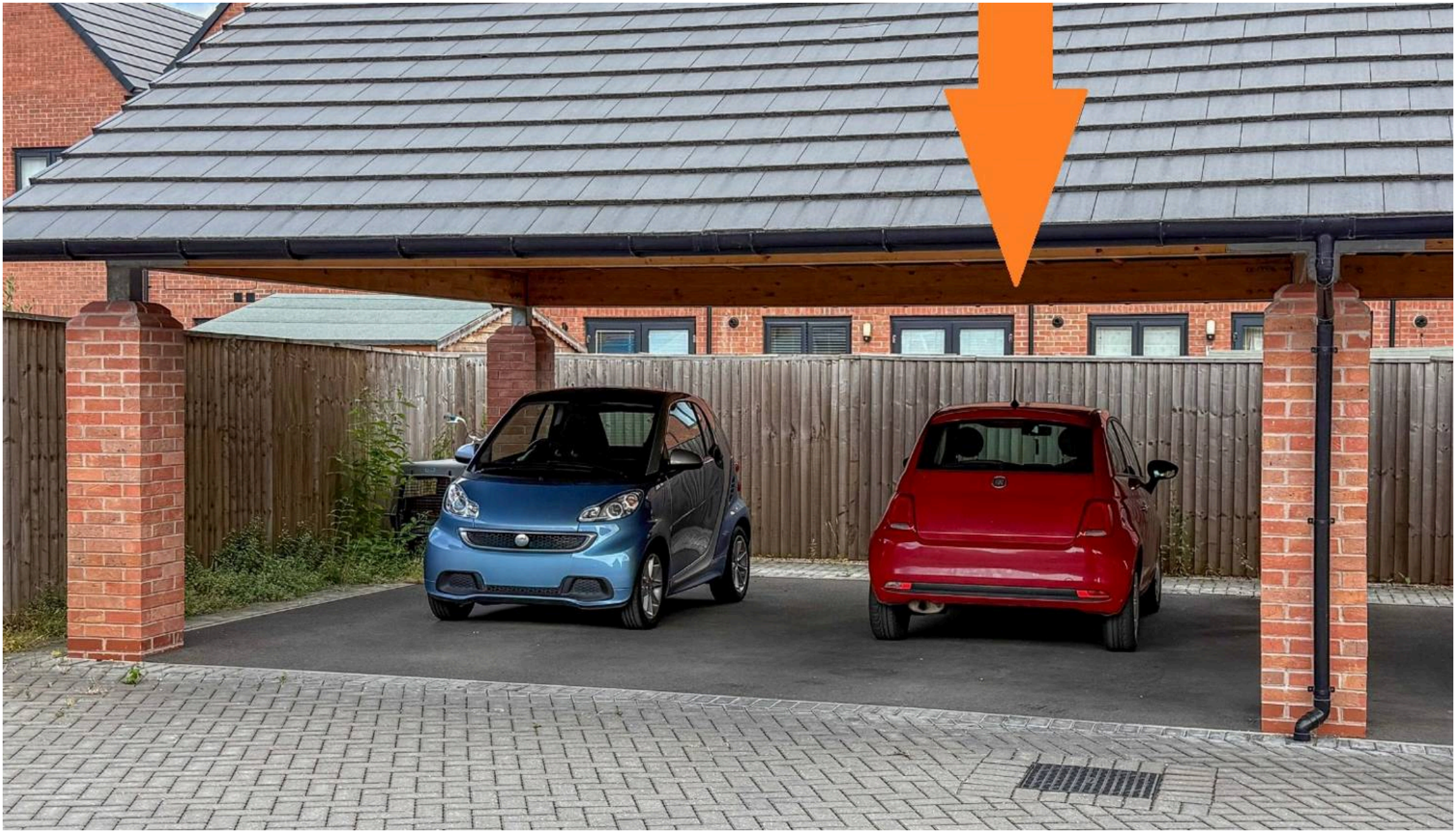

Newton Fallowell

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