

3 Bridge Cottages Barnby Road, Newark, NG24 2ND

£170,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An attractive two-bedroom terraced cottage, believed to date back to circa 1900, benefiting from a substantial two-storey extension and comprehensive modernisation in recent years. Stylishly presented throughout, the property offers a blend of character and contemporary living.

Enjoying a pleasant semi-rural position on the outskirts of Newark, yet just one mile from the town centre and within easy reach of local schools and amenities.

A beautifully presented home in a sought-after setting. Early viewing is highly recommended!

The well-presented living accommodation begins with a comfortable living room leading through to an impressive open-plan dining kitchen, creating an excellent sociable living space. The kitchen was refitted in 2016 with an attractive range of contemporary Shaker-style units incorporating integrated appliances and generous work surface space. In addition, there is a useful cellar compartment beneath the property which has been professionally tanked, providing excellent dry storage.
To the first floor, the landing incorporates fitted storage cupboards together with loft access and leads to two well-proportioned bedrooms and a modern family bathroom, fitted with a white suite and a shower over the bath .

Outside, the property enjoys a delightful enclosed rear garden offering an excellent degree of privacy, being well screened by mature trees and shrubs. Immediately adjoining the house is a decked seating terrace, ideal for outdoor dining and entertaining, beyond which a generous lawn extends to the rear boundary, providing an excellent space for children to play or for keen gardeners to enjoy.

This mid terraced house is constructed with brick under a concrete interlocking tiled roof. There is a later brick built two storey extension under a flat roof added in the 1980s. The central heating system is gas fired with a new boiler being fitted in 2022. The windows are uPVC double glazed with recently replaced double glazing units. A new composite front door and uPVC double glazed rear entrance door were fitted in 2022.

The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

LIVING ROOM
11'11 x 11'4 (3.63m x 3.45m)



UPVC double glazed window to the front elevation, composite front entrance door. Double panelled radiator, laminate floor covering, coved ceiling, television point. Wooden fire surround, pebbles design tiled fireplace with open grate and tiled hearth, panelled dado to one wall.



DINING ROOM
11'11 x 9'2 (3.63m x 2.79m)



This room is open plan to the kitchen creating a modern open plan living and dining kitchen. UPVC double glazed window to rear elevation, LED ceiling lights. Open plan staircase to first floor. Cornish slate tiled floor, double panelled radiator, door and steps to cellar.

KITCHEN
12'6 x 7'8 (3.81m x 2.34m)



Open plan to the dining room. Wall mounted Ideal Logic Max Heat H12 gas fired central heating boiler which was fitted new in 2022. Continuation of the Cornish slate floor

tiling. UPVC double glazed window to the rear elevation overlooking the rear garden. New Shaker-style kitchen units were fitted in 2016 and comprise base cupboards and deep drawers, solid beech working surfaces over with an inset porcelain one and a half bowl sink with mixer tap, corner units with fold-out shelving units. Tall storage cupboard, two wall mounted units with shelving. Integral appliances include Lamona five burner gas hob and a Bosch electric oven, space for a tall fridge freezer, plumbing and space for washing machine. UPVC double glazed door giving access to the rear garden.



CELLAR COMPARTMENT

11' x 11' (3.35m x 3.35m)

A door from the dining room gives access to stone steps leading down to the cellar compartment which has a concrete floor. The cellar compartment has been tanked.

FIRST FLOOR

LANDING

9'3 x 2'10 (2.82m x 0.86m)

Two fitted double pine storage cupboards with hanging rail and shelving. Additional storage cupboards over.

BEDROOM ONE

11'11 x 11'2 (3.63m x 3.40m)



UPVC double glazed window to the front elevation, radiator. Original cast iron grate fireplace.

BEDROOM TWO

11'6 x 7'7 (3.51m x 2.31m)



UPVC double glazed window to the rear overlooking the garden, radiator, dado, coved ceiling.

FAMILY BATHROOM

9'2 x 7'5 (2.79m x 2.26m)



Recently retiled, ceramic tiled flooring. White suite including a recently installed bath with Mira Vigor electric shower over, glass shower screen, full tiling to splashbacks in the shower area over the bath. The remaining walls are part tiled. Pedestal wash hand basin and low suite WC. Radiator, airing cupboard housing hot water cylinder, uPVC double glazed window to the rear, extractor fan.

OUTSIDE



The property is approached by a private unadopted road serving No 3 Bridge Cottages and neighbouring homes. To

the rear there is a spacious enclosed garden extending to the rear boundary. The garden enjoys a good degree of privacy being well screened with a variety of trees and shrubs. A long lawn extends to the rear boundary and a decking style patio terrace connects to the rear of the house and this was built in 2023.



SERVICES
Mains water, electricity, gas are all connected to the property. There is no mains drainage to the property. Drainage is by means of a septic tank which is emptied annually. The central heating system is gas fired from an Ideal Logic Max boiler which was fitted in 2022.

VIEWING
Strictly by appointment with the selling agents.

TENURE
The property is freehold.

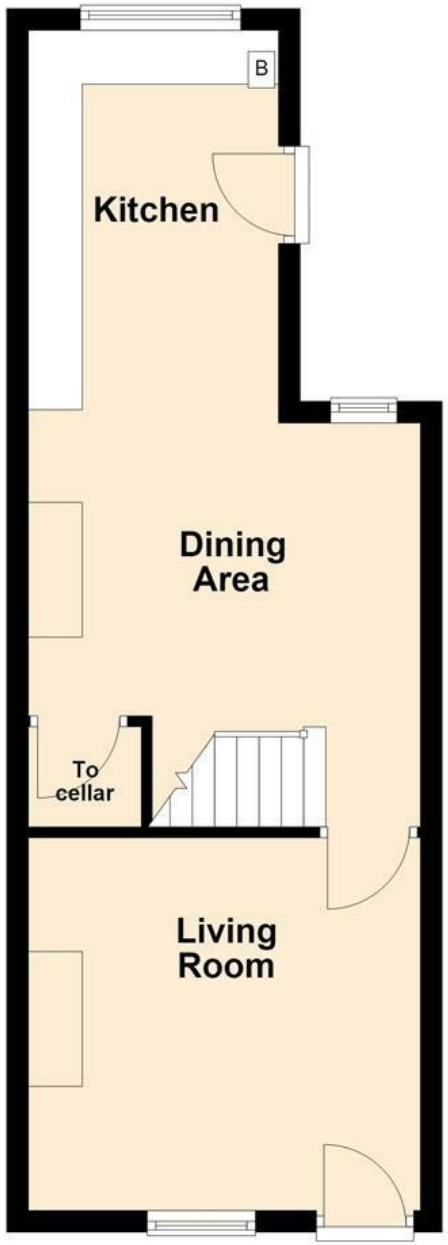
POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band A.

Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



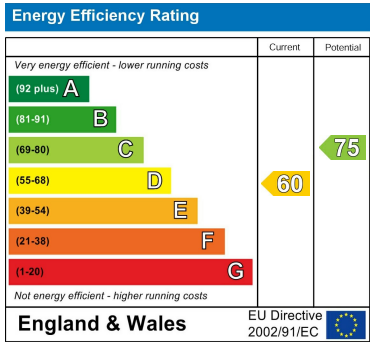
First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 sq. feet)







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The Property Ombudsman

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