



**Watson Close, North Clifton Newark NG23 7AL**

**welcome to**

## **Watson Close, North Clifton Newark**

SUBSTANTIAL PLOT. A unique opportunity to own this beautifully presented detached family home nestled in approximately 0.68 acres and countryside views. Situated in the sought after village of North Clifton with easy access to Newark-on-Trent with direct trains to London.



## **Entrance Hall**

A stunning entrance hall with full height double glazed window to the first floor, under stairs storage cupboard, radiator and stairs rising to the first floor.

## **WC/Cloakroom**

Part tiled cloakroom with WC, wash hand basin, radiator and obscured double glazed window.

## **Study**

6' 4" x 7' 7" max ( 1.93m x 2.31m max )

Leading off the entrance hallway there is a separate study/hobby room with radiator and double glazed window.

## **Living Room**

18' 2" excl bay x 12' 3" max ( 5.54m excl bay x 3.73m max )

A generously sized dual aspect living room with brick fireplace, two radiators, double glazed bay window to the front and double glazed French doors to the rear.

## **Dining Room**

8' 5" x 12' ( 2.57m x 3.66m )

Separate dining room offering views to the garden/fields with double glazed window to the rear and radiator. Double doors leading into the kitchen.

## **Kitchen**

16' 11" max x 18' 2" max ( 5.16m max x 5.54m max )

A range of low and eye level units with part tiled walls and fully tiled floor, electric hob, extractor, double oven and integrated dishwasher. The kitchen also offers an island ideal for entertaining. In addition there are a set of double glazed French doors to the garden, two double glazed windows and radiator.

## **Utility Room**

6' 8" x 8' 5" max ( 2.03m x 2.57m max )

Accessed off the kitchen with a range of low and eye level units with part tiled walls, space for fridge/freezer and door to the side of the property.

## **First Floor**

### **Landing**

A large bright and airy landing with full height double glazed window to the front and access to all four bedrooms and family bathroom.

### **Bedroom One**

16' 6" x 16' 8" ( 5.03m x 5.08m )

A stunning DOUBLE bedroom with Juliette balcony to the front with double glazed French doors, walk in wardrobes with storage cupboard, radiator and double glazed window to the side.

### **En-Suite Bathroom**

A modern three piece en-suite with WC, wash hand basin, shower cubicle with mermaid boarding, radiator and obscured double glazed window.

### **Bedroom Two**

17' 4" max x 16' ( 5.28m max x 4.88m )

A spacious DOUBLE bedroom with two storage cupboards, three double glazed windows and two Juliette balconies with double glazed French doors.

### **En-Suite Bathroom**

Another modern three piece en-suite with WC, wash hand basin, shower cubicle with electric shower, radiator and obscured double glazed window to the rear.

### **Bedroom Three**

13' x 10' 2" ( 3.96m x 3.10m )

An additional DOUBLE bedroom with two storage cupboards, radiator and double glazed window to the front.

### **Bedroom Four**

12' x 8' 5" ( 3.66m x 2.57m )

A good size fourth bedroom with storage cupboard and double glazed window to the rear.

### **Family Bathroom**

A modern fitted four piece family bathroom with part tiled walls, WC, wash hand basin, freestanding bath, shower cubicle with mermaid boarding and radiator. Obscured double glazed window.

## **Outside**

### **Front Garden**

The front of the property benefits from having a low maintenance frontage with large driveway for multiple cars, side gate access to the rear and paved path leading to the front door.

### **Rear Garden**

The rear garden offers stunning field views, two paved patio areas, laid to lawn, summer house and hot tub which will be staying. The equestrian facilities can be found to the rear of the garden with two stables, tack room and eight kennels.

### **Double Garage**

Double garage with electric up and over doors with access into the entrance hall.



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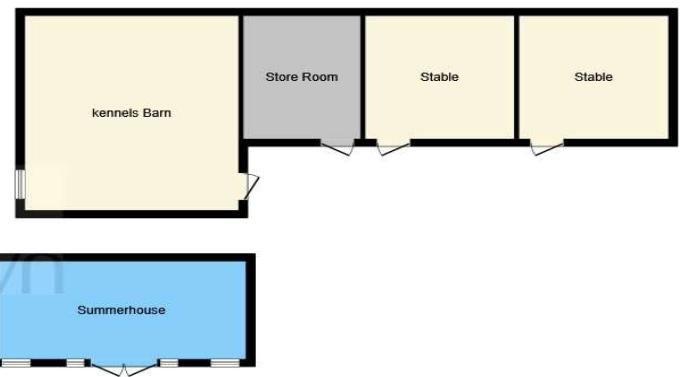




**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Watson Close, North Clifton Newark

- FOUR BEDROOM DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- EQUESTRIAN FACILITIES
- TWO EN-SUITE BATHROOMS, FAMILY BATHROOM & WC/CLOAKROOM
- SPACIOUS KITCHEN & UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£550,000**



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](http://williamhbrown.co.uk)