



**5 The Platts,
Newark, NG24 4PY**



Book a Viewing!

Offers in Excess of £400,000

Beautifully presented, this modernised and extended Detached Home enjoys a desirable cul-de-sac position, with landscaped gardens and a garage providing the added benefit of useful utility space. Designed with modern family living in mind, the welcoming accommodation centres around a stylish living room, featuring a log burner-style gas fire and bi-folding doors opening directly onto the rear garden. The contemporary kitchen breakfast room is fitted with Neff appliances, while the adjoining dining room, with internal bi-folding doors, offers excellent versatility as a home office, playroom or additional reception space. A modern shower room completes the ground floor. The galleried landing leads a contemporary shower room and four bedrooms, with the principal bedroom featuring fitted wardrobes. Outside, the landscaped gardens provide an attractive and practical setting for relaxing and entertaining, complementing this impressive home perfectly.





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

ENTRANCE HALL

With uPVC double window to the front elevation, composite double glazed door, radiator, stairs to the first floor with under stair storage cupboard, doors to the dining room, kitchen breakfast room, living room and shower room.



KITCHEN BREAKFAST ROOM

21' 11" x 9' 10" maximum (6.7m x 3m) Fitted with a modern range of wall and base units with a worksurface incorporating an under-counter sink unit with stainless steel mixer tap. Fitted and integrated Neff appliances; dishwasher, washing machine, five ring gas hob, extractor, pyrolytic oven with slide and hide door, combination oven and microwave, warming drawer and fridge freezer. Vertical radiator, coving to the ceiling, inset spotlights, uPVC double glazed window to the rear elevation, uPVC double glazed French doors fitted with internal blinds to the side patio. Bi-folding doors to the dining room and door to the covered side passage.

DINING ROOM

9' 10" x 9' 6" (3m x 2.9m) With uPVC double glazed window to the front elevation, radiator, coving to ceiling and door to hallway.



SHOWER ROOM

5' 6" x 4' 3" (1.7m x 1.3m) Fitted with a modern three piece suite comprising a mains fed corner shower, low level WC and pedestal wash hand basin, tiled floor, tiled splash backs, chrome heated towel rail, extractor and uPVC double glazed window to the rear elevation.

LIVING ROOM

19' 8" x 10' 9" (6.m x 3.3m) With uPVC double glazed bi-folding doors, inset with blinds onto the rear garden, uPVC double glazed window to the front elevation, coving to the ceiling, vertical radiators and log burning stove style gas fire with tiled hearth.



SIDE PASSAGE

16' 0" x 2' 11" (4.9m x 0.9m) With composite door to the front elevation, uPVC double glazed door to the rear elevation and door to the garage with utility area.

GALLERIED LANDING

14' 5" x 5' 6" (4.4m x 1.7m) With uPVC double glazed window to the rear elevation, access to the loft, radiator, doors to the bedrooms and shower room and built-in cupboard housing the combination gas fired central heating boiler.

BEDROOM ONE

13' 1" into wardrobe x 10' 9" (4m x 3.3m) With uPVC double glazed window to the front elevation, radiator, fitted wardrobes with a range of shelving and hanging rails and space for shoes.



BEDROOM TWO

11' 1" x 9' 10" (3.4m x 3m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

10' 9" x 7' 2" (3.3m x 2.2m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

9' 2" x 6' 2" Plus door recess (2.8m x 1.9m) With uPVC double glazed window to the front elevation and a radiator.



SHOWER ROOM

Fitted with a large shower cubicle, mains fed, low level WC and wash hand basin within vanity unit, chrome heated towel rail, tiled walls, LVT tile effect flooring, extractor and uPVC double glazed window to the front elevation.

OUTSIDE

Open plan lawn and driveway at the front providing multi vehicle parking and access to the garage. The rear garden is landscaped with paved patio areas, lawn and borders for plants and shrubs.

GARAGE WITH UTILITY

19' 0" x 8' 2" (5.8m x 2.5m) With up-and-over door, personal door, base units with work surface and undercounter space for a dryer, Butler style ceramic sink unit, window to the rear elevation, power and lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

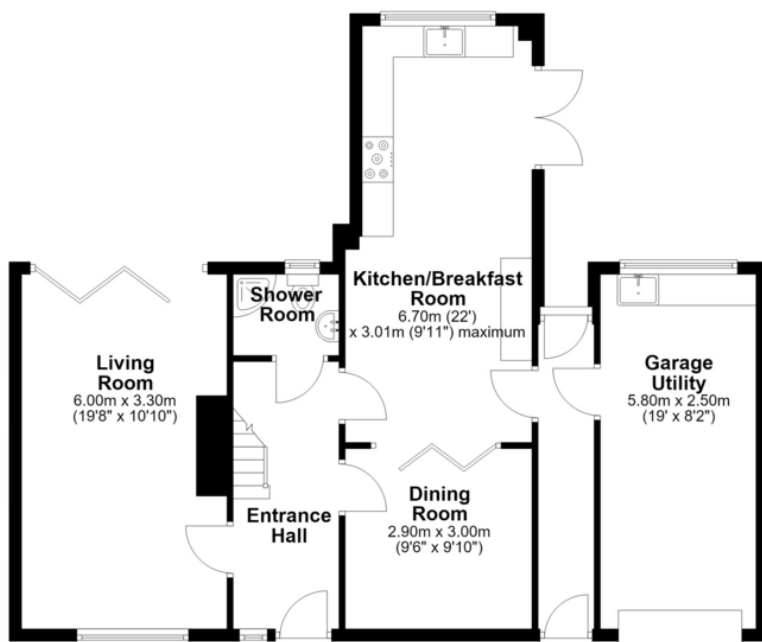
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





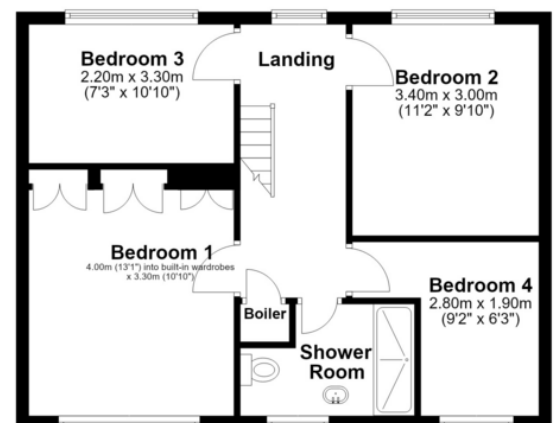
Ground Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 130.2 sq. metres (1401.3 sq. feet)

5 The Platts, Newark

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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 and 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.

