



Park Crescent, Newark

Guide Price £210,000 to £220,000



Park Crescent

Newark

Pleasantly positioned within a quiet yet conveniently located residential setting, this well-maintained traditional semi-detached home offers an excellent opportunity for families and buyers seeking easy access to Newark town centre, local amenities and excellent transport links.

The property enjoys convenient access to both the A46 and A1, whilst remaining within walking distance of Newark town centre and both of Newark's railway stations, including Newark North Gate, which provides a direct rail connection to London King's Cross.

Having undergone a degree of cosmetic enhancement in recent years, including updated flooring, redecoration and the installation of a modern bathroom suite, the property offers well-proportioned accommodation arranged across two floors, complemented by a generous and particularly private rear garden.

The accommodation is introduced by a welcoming entrance hallway, providing access to a useful downstairs WC, utility cupboard and separate dining room. The spacious lounge enjoys a pleasant outlook over the rear garden and features fitted storage cupboards, together with French doors opening directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. Completing the ground floor is a well-appointed kitchen, fitted with a four-ring gas hob and electric oven, alongside useful storage provided by an under-stairs cupboard. A door leads directly to the side garden, providing convenient access to the outside.

To the first floor, a pleasant landing provides access to three well-proportioned bedrooms, alongside a modern family bathroom suite. The landing also benefits from a pull-down ladder providing access to a partly boarded loft, offering useful additional storage space.





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Externally, the property is approached via a gravelled driveway, providing off-street parking for numerous vehicles. To the rear, the generous garden enjoys an excellent degree of privacy and offers a wonderful outdoor space for families, featuring a combination of gravelled and substantial lawned areas, providing plenty of room for outdoor entertaining, relaxation and recreation.

Further benefits include gas central heating, UPVC double glazing and a new front door installed in 2026.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall

10' 9" x 3' 3" (3.28m x 0.99m)

Ground Floor WC

6' 5" x 4' 3" (1.96m x 1.29m)

Utility Cupboard

6' 6" x 2' 8" (1.98m x 0.81m)

Lounge

13' 5" x 11' 11" (4.09m x 3.63m)
maximum measurements

Dining Room

10' 4" x 10' 2" (3.15m x 3.10m)

Kitchen

11' 10" x 6' 11" (3.61m x 2.11m)

First Floor Landing

10' 7" x 5' 7" (3.23m x 1.70m)
maximum measurements

Bedroom One

12' 10" x 12' 0" (3.91m x 3.66m)
maximum measurements

Bedroom Two

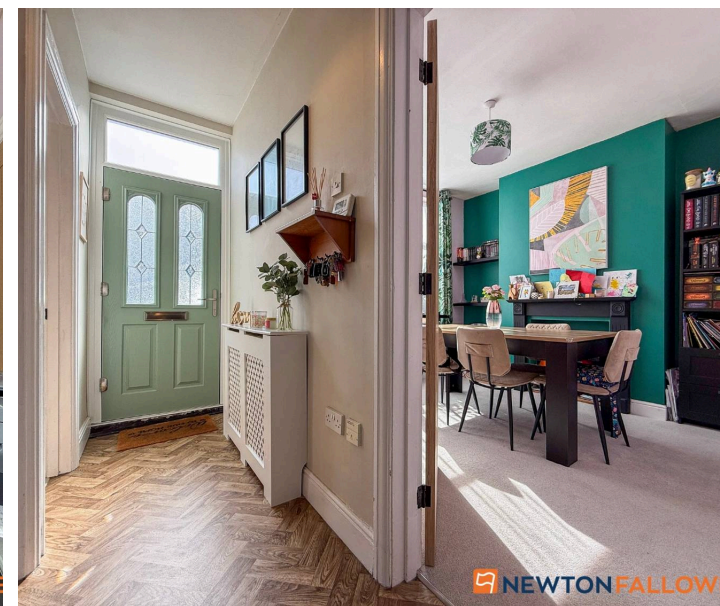
10' 4" x 10' 3" (3.15m x 3.12m)
maximum measurements

Bedroom Three

11' 11" x 8' 4" (3.63m x 2.54m)
maximum measurements

Bathroom

10' 1" x 4' 4" (3.07m x 1.32m)





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 916 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

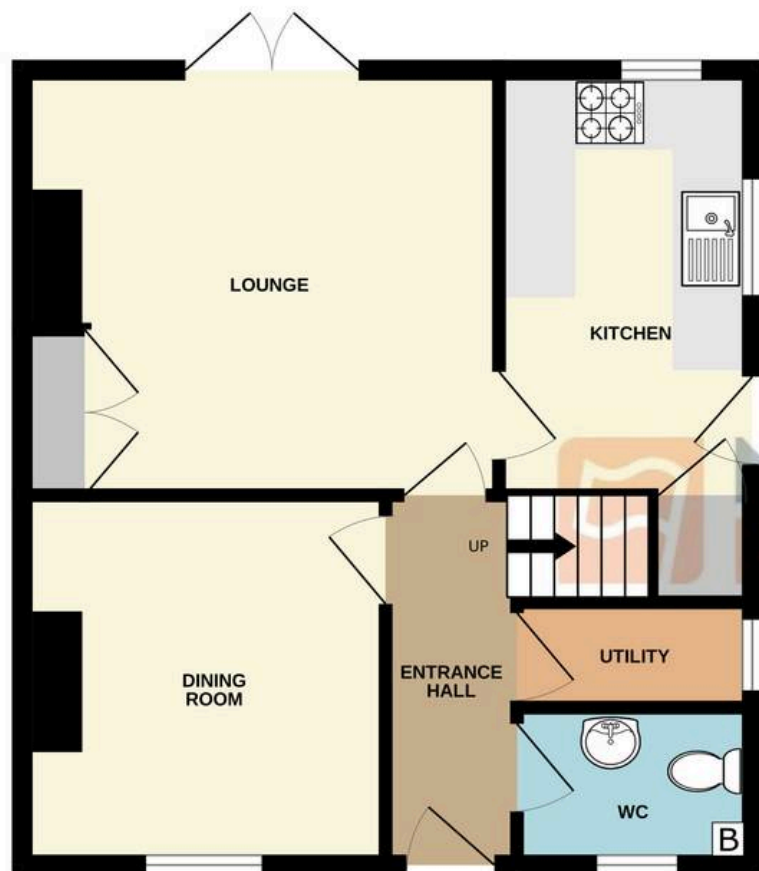
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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



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

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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