Guildhall Street, Newark NG24 1UH

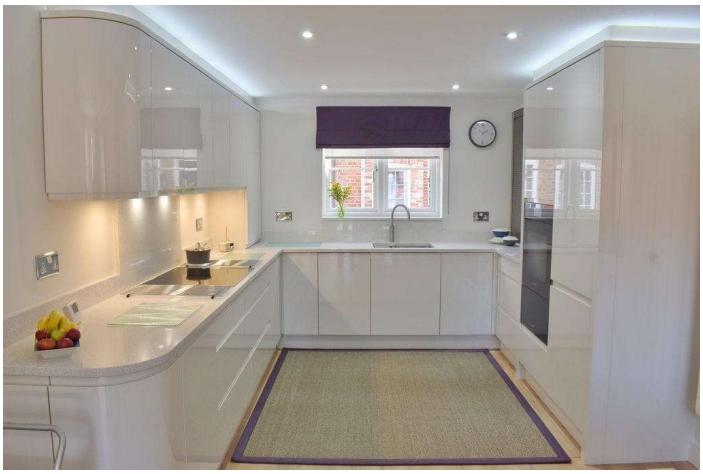


GUIDE PRICE £240,000 TO £250,000. Combining historic surroundings with contemporary living, this BEAUTIFULLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOME enjoys a prime Conservation Area setting in the heart of Newark. Finished to an exceptional standard, the property boasts an impressive OPEN PLAN KITCHEN/DINING/LIVING SPACE, ground floor cloakroom and first floor bathroom. Charming front and rear courtyard gardens, allocated parking, double glazing and gas central heating complete this stylish home. EARLY VIEWING HIGHLY RECOMMENDED.

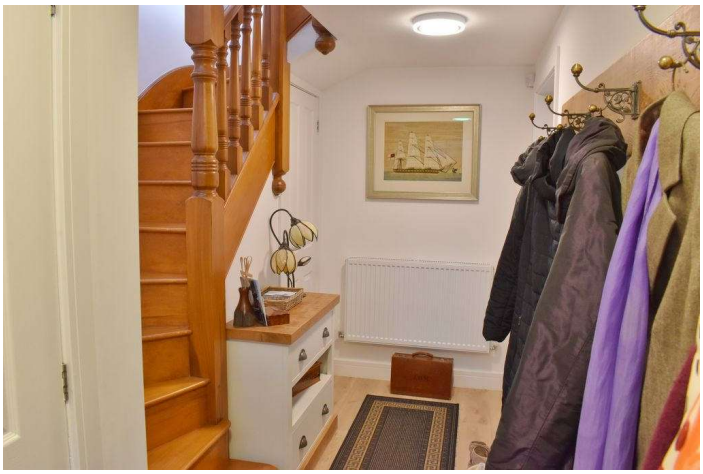
Guide Price £240,000 to £250,000

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9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH





















Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The welcoming entrance hallway has the staircase rising to the first floor, and provides access to the open plan living/dining/kitchen areas and the cloakroom. The hallway has laminate flooring, two ceiling light points and a radiator. There is also a storage cupboard.

Ground Floor Cloakroom *5' 6" x 3' 4" (1.68m x 1.02m)*

The cloakroom has an opaque window to the side aspect and is fitted with a wash hand basin and WC. The room also has continuation of the laminate flooring, low level storage cupboards, a ceiling light point, an extractor fan and a radiator.

KITCHEN/DINING/LIVING ROOM *25' 0" x 18' 4" (7.62m x 5.59m) (Overall Measurements of all areas combined, at widest points)*

Kitchen/Dining Area *25' 0" x 11' 11" (7.62m x 3.62m)*

This incredibly spacious room has a contemporary feel throughout, and has a small window and French doors to the rear elevation. The kitchen was fitted by Newark Interiors and comprises wall and base units with Quartz work surfaces. There is a sink, and integrated appliances include a Miele oven with warming drawer under, an induction hob with extractor hood above and dishwasher. The kitchen/dining area has spotlights to the ceiling, continuation of the laminate flooring and a vertical radiator.

Living Room Area *9' 11" x 7' 10" (3.03m x 2.39m)*

The living room area has a window to the rear elevation, laminate flooring, a ceiling light point and a radiator.

First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the bathroom. The landing has wood flooring and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *14' 8" x 9' 11" (4.47m x 3.03m) (at widest points)*

A bright and spacious bedroom with a window to the rear aspect, built-in wardrobes, a radiator and a ceiling light point.

Bedroom Two *10' 1" x 9' 11" (3.07m x 3.01m)*

A further good sized double bedroom with a window to the front aspect, built-in wardrobes, a ceiling light point and a radiator.

Bedroom Three/Office *9' 11" x 7' 7" (3.02m x 2.31m)*

Bedroom three is currently utilised as an office and has a window to the rear elevation. The room is fitted out with bespoke desk storage units and shelves designed by Neville Johnson Ltd. There is a ceiling light point and a radiator.

Bathroom *7' 7" x 5' 7" (2.31m x 1.69m)*

The bathroom has an opaque window to the front elevation and is fitted with a suite comprising bath with power shower over, wash hand basin and WC. The bathroom is enhanced with a ceramic tiled floor and part tiling to the walls. In addition there is a radiator, spotlights to the ceiling and an extractor fan.

Outside

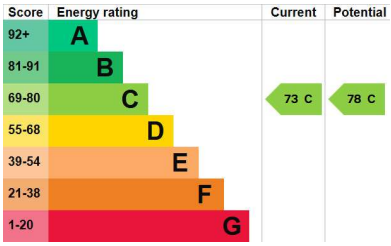
To the front of the property is an attractive small courtyard garden with steps leading to the front door. There are feature gravelled areas, an outside wall light point and an outside tap. Access to the parking space to the rear is via the shared driveway.

Rear Garden

To the rear of the property is a good sized walled garden with composite decking ideal for outdoor entertaining, a further block paved area and a mature shrub border. A gate leads to the parking space. Also within the rear garden is an outside wall light point and an outside tap.

Council Tax

The property is in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

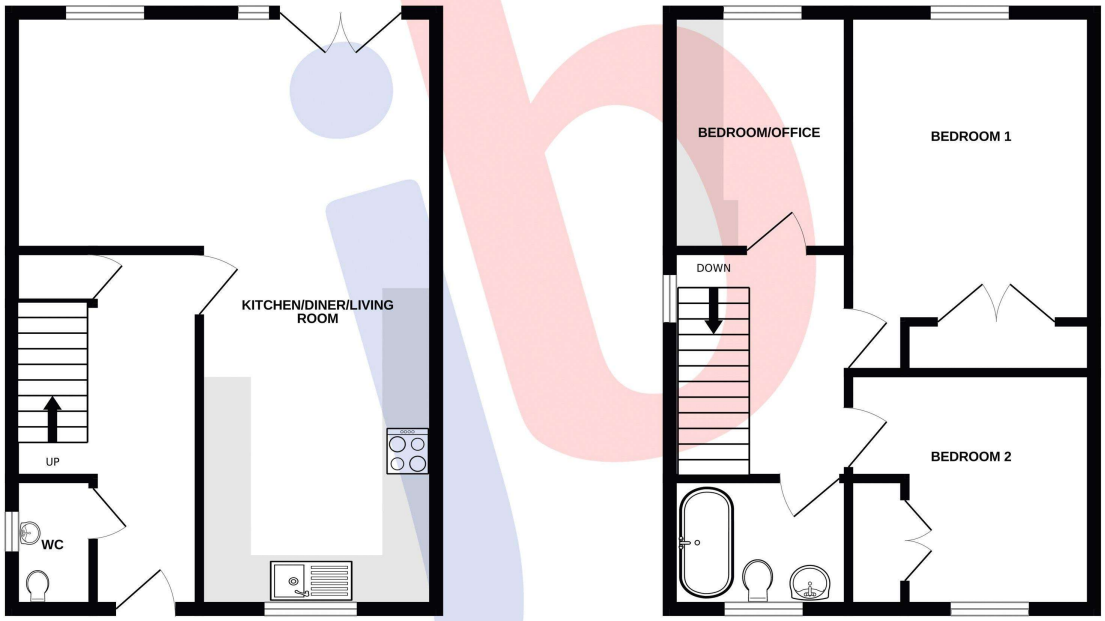
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007891 19 October 2026

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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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