



4 The Osiers, Newark, NG24 4TP

Offers In Excess Of £350,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

FANTASTIC FAMILY HOME - NOT TO BE MISSED! A well-presented and well-maintained four-bedroom detached home, conveniently located with excellent access to Newark town centre. The property offers bright, well-proportioned interiors, making it an ideal choice for families and offers an excellent opportunity to enjoy contemporary living in a highly desirable location.

This property offers a spacious and modern layout, starting with a welcoming ground floor hallway that leads into an open-plan living, dining, and kitchen area featuring integrated appliances, stylish LVT flooring, and made to measure fitted blinds. A bright and airy conservatory features French doors opening onto the rear garden. To the first floor are four well-proportioned double bedrooms, all benefiting from newly fitted uPVC double glazed windows and new carpets to three bedrooms. The accommodation is completed by a contemporary family bathroom, and en-suite to the master bedroom.

The property boasts a driveway with space for two vehicles and a Zappi EV charging point, alongside an integral single garage with an electric Garolla roller door. A side gate leads to a private, landscaped rear garden enclosed by high fences and bushes, providing privacy. The garden features stone steps leading to a patio shaded by a wooden pergola draped with vibrant Wisteria, creating a colourful and peaceful outdoor space ideal for relaxation and entertaining during spring and summer.

This well-maintained property has seen significant upgrades over the past year, to a high standard, including new radiators, uPVC doors and windows, a clad Dormer window, LVT flooring throughout the ground floor, and a new family bathroom and en-suite, making it an ideal home for couples or growing families seeking a peaceful location close to excellent amenities and Newark town centre. Viewing is highly recommended to appreciate its quality and potential.

The Osiers is conveniently situated within one mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi, there is also a recently opened M&S Food Hall. Newark town centre has an

attractive, mostly Georgian, market square which holds regular markets and has a variety of interesting and independent shops, boutiques, bars, restaurants and cafes. For those who wish to commute Newark Northgate railway station has fast trains connecting to London Kings Cross with journey times in the region of 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. There are good road connections with nearby access points to the A1 and A46 dual carriageway. The new southern bypass is due to open in late 2026 and will provide a new road link between the A46 and A1. Newark has primary and secondary schooling of good repute and a general hospital

This detached house is constructed of brick elevations under a tiled roof covering. There are newly fitted uPVC double glazed windows and doors throughout. The property has a gas fired central heating system with a Worcester combination boiler with Hive heating fitted which can be controlled via the hub or a mobile app. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

HALLWAY

15'4 x 6'10 (4.67m x 2.08m)



Newly fitted uPVC double glazed front door with LVT flooring, newly fitted radiator. The Hive central heating thermostat is located on the stairs.



WC

Low level WC with sink and radiator.

OPEN PLAN LIVING AND DINING AREA

26'1 x 11'4 (7.95m x 3.45m)

LIVING ROOM



(measured into the bay window). Open plan with the kitchen and dining area. UPVC double glazed bay window to the front elevation, fitted blind. LVT flooring, radiator.

DINING AREA



Open plan with the living room area. UPVC double glazed French doors with side windows to the conservatory. LVT flooring, two radiators.



KITCHEN

10'11 x 9'11 (3.33m x 3.02m)



UPVC double glazed window to the rear elevation. Fitted blind. Base cupboards and drawers incorporating a ceramic one and a half bowl sink with drainer, fitted with a sprayer tap. Integrated electric double oven, induction hob incorporating a downdraft extractor fan. Modern Anthracite designer vertical radiator,

CONSERVATORY

11'2 x 10'6 (3.40m x 3.20m)



Constructed on a brick base with polycarbonate roof, uPVC double glazed French doors, giving access to the rear garden, ceramic tiled floor with underfloor heating.

UTILITY ROOM

9'10 x 8'10 (3.00m x 2.69m)



UPVC double glazed window and door to rear garden, LVT flooring. Base units and eye level units incorporating a stainless steel sink, integrated washing machine and space for a tumble dryer. space for a fridge/freezer. Personal door leading to the garage.

FIRST FLOOR

LANDING

Airing cupboard with wooden shelving and loft access.

BEDROOM ONE

12'5 x 11'3 (3.78m x 3.43m)



UPVC double glazed window to the front elevation, new carpet, radiator and two built in double wardrobes.



EN-SUITE

7' x 5'10 (2.13m x 1.78m)



UPVC double glazed window to the front elevation with privacy glass. Newly installed white suite comprising low suite WC, wash hand basin with vanity cupboard under, double shower cubicle with glass screen doors and wall mounted rain head shower, tiling to the walls, extractor fan. Patterned vinyl flooring, modern vertical designer electrically heated towel radiator.

BEDROOM TWO

15'4 x 8'10 (4.67m x 2.69m)



UPVC double glazed window to the rear elevation, radiator.



BEDROOM THREE

11'4 x 10'11 (3.45m x 3.33m)



UPVC double glazed Dormer window to the front elevation and uPVC double glazed window to the side elevation with obscure glass. New carpet.

BEDROOM FOUR

8'10 x 8'9 (2.69m x 2.67m)



UPVC double glazed window to the rear elevation, radiator, new carpet.



FAMILY BATHROOM

8'9 x 7' (2.67m x 2.13m)



UPVC double glazed window to the rear elevation, recently fitted modern white suite comprising panelled bath, wall mounted shower with rain head and hand shower, wash hand basin with vanity cupboard beneath, low suite WC, extractor fan.



GARAGE

18'6 x 8'9 (5.64m x 2.67m)



Electric Garolla roller garage door with two remote controls. The Worcester gas fired central heating boiler is located in the garage.

OUTSIDE



The tarmac driveway provides parking for two cars and has a shrub frontage and a canopy porch entrance. Gated side access leads to the private rear garden, which features a stone patio area, lawn, vegetable patch, and a wooden pergola with a seating area.

There is an entry coded gate from the cul-de-sac which provides access to the riverside and communal area for use of all residents of The Osiers.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

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 E.

4 The Osiers, Newark

Approximate Gross Internal Area

Main House = 131 sq.m/1410 sq.ft

Garage = 14 sq.m/156 sq.ft

Total = 145 sq.m/1566 sq.ft

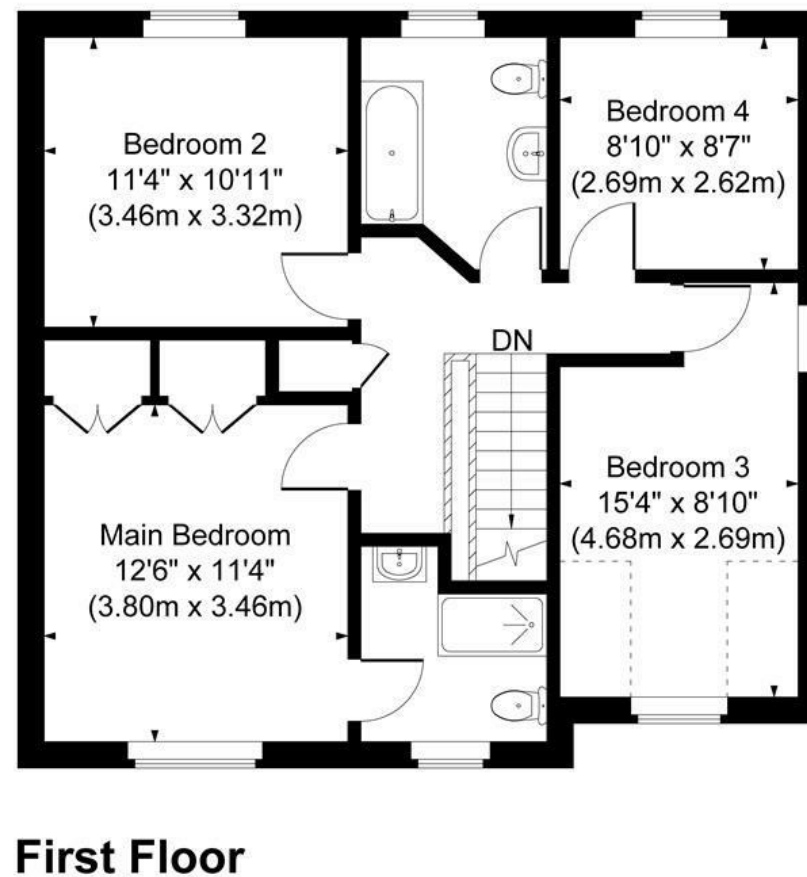
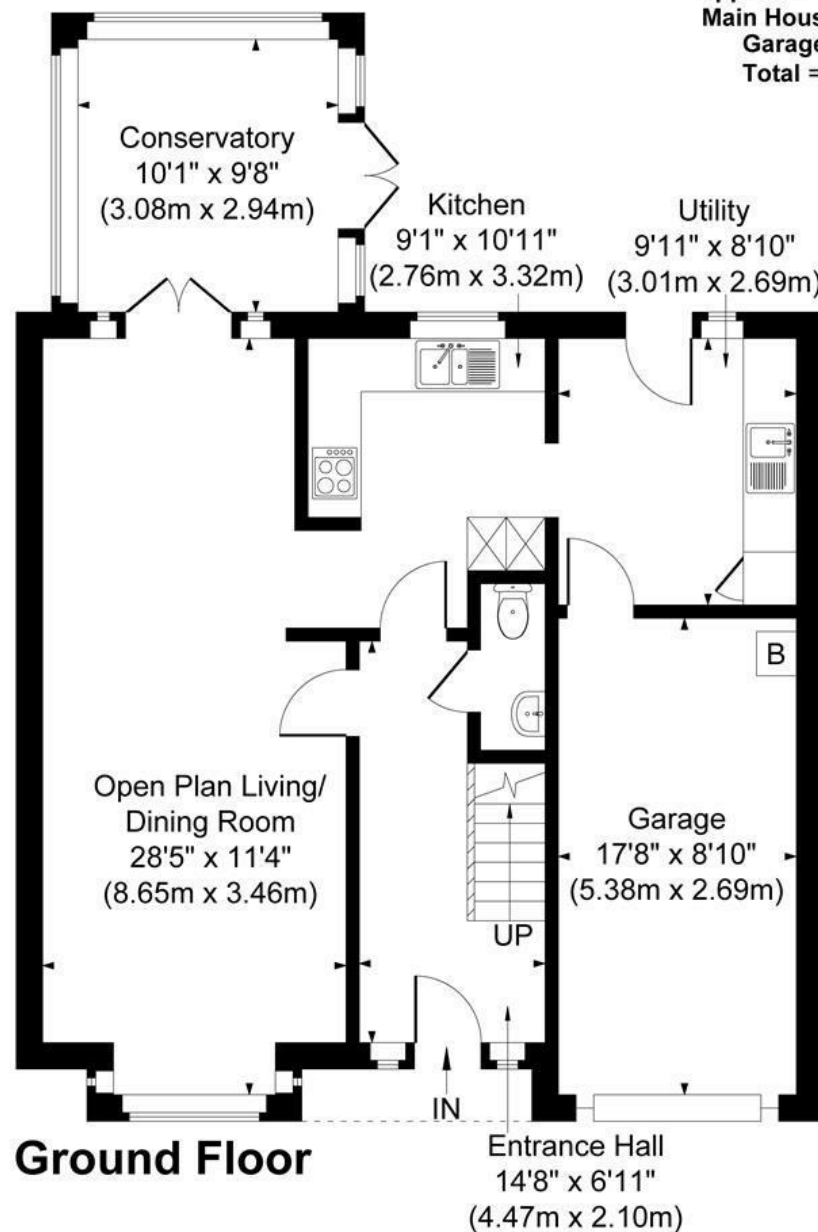


Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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