



4 Sawyers Close

Newark, NG24 2HF



[Book a Viewing](#)

£145,000

Perfectly positioned in a sought-after location, this well-presented modern end-town house offers an excellent opportunity for first-time buyers, downsizers, or investors alike. With local amenities and excellent public transport links just a short distance away, convenience is at the heart of this appealing home. Inside, the accommodation features a comfortable living room with a charming bow window and to the rear, the kitchen/diner provides the ideal setting for everyday living and entertaining, with direct access to the enclosed, low-maintenance garden-perfect for relaxing outdoors with minimal upkeep. Upstairs, the property offers two well-proportioned bedrooms and a bathroom fitted with a white suite and an electric shower over the bath. Further benefits include off-road parking, an enclosed rear garden, and the added advantage of being offered to the market with no upward chain, ensuring a smoother move for the next owner.



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

LIVING ROOM

13' 9" x 12' 1" (4.20m x 3.70m) With uPVC double glazed door and uPVC double glazed bow window to the front elevation, laminate flooring, radiator, coving to the ceiling, stairs to the first floor with under stairs storage cupboard and door to the kitchen diner.



KITCHEN DINER

13' 9" x 7' 10" (4.20m x 2.40m) Fitted with a range of wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap. Fitted oven, electric hob and extractor. Under counter space for a washing machine, integrated fridge and integrated dishwasher. Tiled splash-backs, radiator, coving to ceiling, tiled floor, uPVC double glazed window and door to the rear garden.

FIRST FLOOR LANDING

Access to the loft and doors to the bedrooms and to the bathroom.

BATHROOM

6' 2" x 5' 6" (1.90m x 1.70m) Fitted with a three piece white suite comprising a panelled bath with an electric shower over, pedestal wash hand basin and low level WC, tiled splash-backs, chrome heated towel rail and uPVC double glazed window to the rear elevation.



BEDROOM ONE

10' 9" x 10' 2" (3.3m x 3.1m) With uPVC double glazed window to the front elevation, radiator, built-in storage cupboard and built-in wardrobe, also housing the gas central heating boiler.

BEDROOM TWO

9' 6" x 7' 2" (2.9m x 2.2m) With uPVC double glazed window to the rear elevation and a radiator.

REAR GARDEN

Enclosed gravelled and paved garden with gated access to allocated parking at the rear.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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 Alasdair Morrison and 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.

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<https://www.mundys.net/referral-fee/>

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

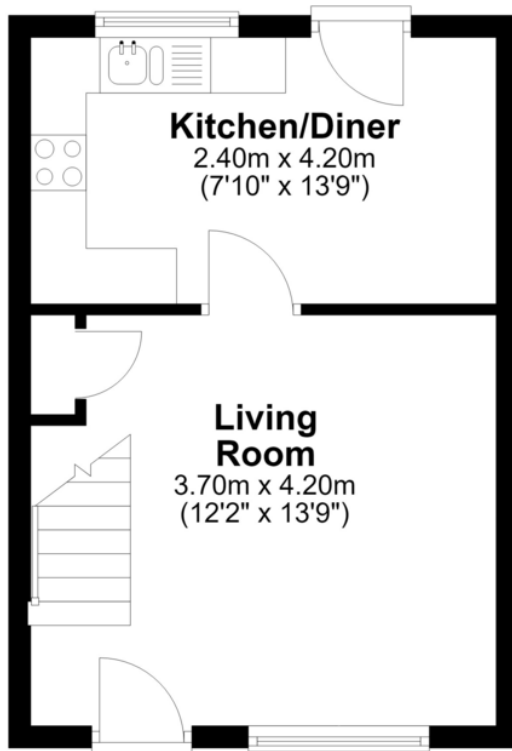
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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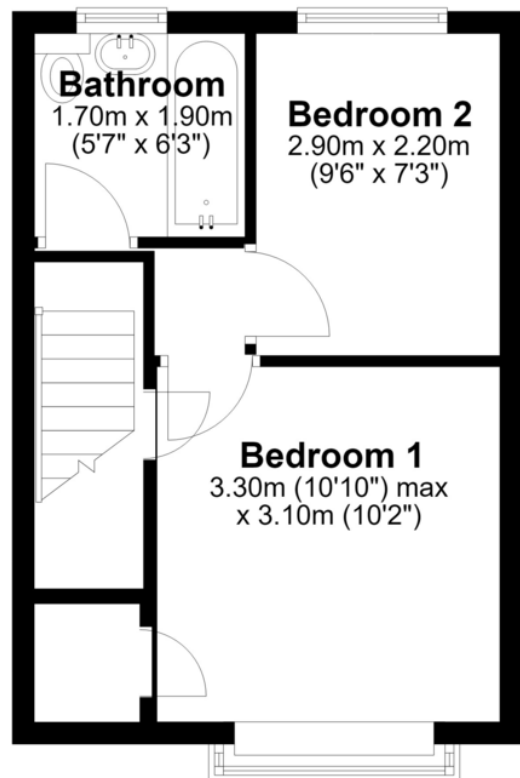
Ground Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.8 sq. feet)



Total area: approx. 52.4 sq. metres (564.1 sq. feet)

4 Sawyers Close, Newark

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