



Ringrose Close, Newark

Guide Price £300,000 to £325,000



NEWTON
FALLOWELL

Ringrose Close

Newark

Enjoying breathtaking panoramic south-facing views stretching towards the picturesque Vale of Belvoir, this exceptional detached family home has been beautifully enhanced by the current owners to an impeccable 'show home' standard. Situated in the ever-popular Beacon Heights area of Newark, the property offers excellent access to the A1, highly regarded local amenities, schools and transport links, making it an outstanding choice for modern family living.

The accommodation is both spacious and beautifully presented throughout, beginning with a welcoming entrance hallway, a convenient ground floor WC, and an elegant lounge centred around a gas fireplace. Spanning the full width of the rear of the property is a stunning contemporary dining kitchen, thoughtfully designed as the heart of the home. Flooded with natural light from French doors opening onto the garden, this impressive space is ideal for both everyday family life and entertaining. The kitchen is superbly appointed with a double electric oven, five-ring gas hob, integrated dishwasher and fridge/freezer.

To the first floor, a bright and airy landing leads to four generously proportioned bedrooms, including an excellent main bedroom with fitted wardrobes, all served by a luxurious contemporary shower room finished to a high standard.





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Externally, the property continues to impress. An extensive resin driveway provides ample off-road parking and leads to a detached single garage. The beautifully landscaped south-facing rear garden is undoubtedly a standout feature, offering a wonderful degree of privacy alongside spectacular far-reaching views. Designed with outdoor living in mind, it features a generous paved entertaining area, a well-maintained lawn and an attractive selection of established raised planting beds, creating a tranquil and inviting setting to enjoy throughout the seasons.

Further benefits include gas central heating and uPVC double glazing throughout. Properties of this calibre, combining immaculate presentation, outstanding outdoor space and truly spectacular countryside views, are rarely available. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall

14' 5" x 6' 0" (4.39m x 1.83m)
maximum measurements

Ground Floor WC

6' 0" x 4' 8" (1.83m x 1.42m)

Lounge

19' 7" x 11' 9" (5.97m x 3.58m)

Dining Kitchen

19' 7" x 9' 9" (5.97m x 2.97m)

First Floor Landing

13' 11" x 5' 11" (4.24m x 1.80m)

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)
maximum measurements

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)
maximum measurements

Bedroom Three

12' 1" x 8' 7" (3.68m x 2.62m)
maximum measurements

Bedroom Four

10' 0" x 8' 7" (3.05m x 2.62m)
maximum measurements

Shower Room

9' 6" x 5' 3" (2.90m x 1.60m)

Detached Garage

17' 6" x 9' 0" (5.33m x 2.74m)





Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.



Square Footage

The square footage for this property is approximately 1,287 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

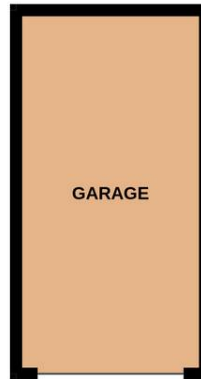
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

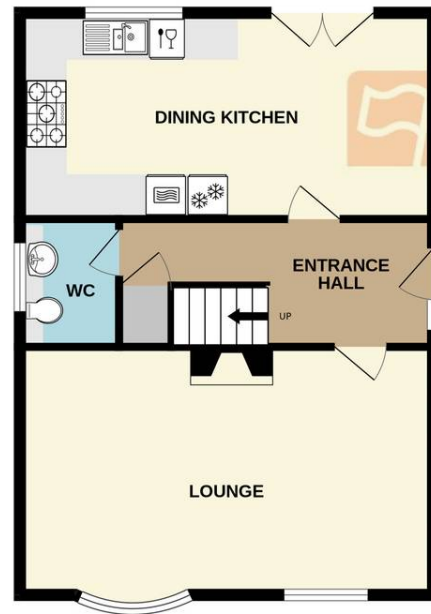






GROUND FLOOR

1ST FLOOR





Newton Fallowell

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