

Boundary Road, Newark NG24 4AL



GUIDE PRICE £285,000 - £290,000. TRADITIONAL CHARM, GENEROUS SPACE AND A LOCATION TO LOVE! This beautifully presented Vickers-built three-bedroom semi-detached home enjoys a sought-after setting within easy reach of Newark town centre. Bursting with character and impressive proportions, the property boasts **THREE DOUBLE BEDROOMS**, two spacious reception rooms, a stylish kitchen, utility room, ground-floor wet room, family bathroom and separate WC. Outside, delightful gardens offer a wonderful retreat, complemented by off-road parking and a single garage. With double glazing and gas central heating, this fabulous home perfectly balances timeless character with everyday comfort. **VIEWING IS ESSENTIAL!**

Guide Price £285,000 to £290,000







Situation and Amenities

The property is situated in a sought after residential location a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of a little over an hour. 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 an M&S food store, 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:

Reception Hallway

This spacious and welcoming reception hallway has a dogleg staircase rising to the first floor and beneath this is sited a large and useful storage cupboard. The hallway has a further storage cupboard, wood laminate flooring, plate rail, a radiator and a ceiling light point. The hallway provides access to both the lounge and the dining room.

Lounge 13' 4" x 11' 11" (4.06m x 3.63m)

This excellent sized and well proportioned reception room has a charming bow shaped window to the front elevation, a plate rail, both wall and ceiling light points, and a radiator.

Dining Room 14' 3" x 12' 0" (4.34m x 3.65m)

A further very good size and well proportioned reception room, having patio doors leading out to the garden, and a large opening providing access through to the kitchen giving both rooms a bright, open and airy feel. The dining room has wood laminate flooring, plate rail, a ceiling light point and a radiator.

Kitchen 14' 9" x 8' 0" (4.49m x 2.44m)

This very well appointed kitchen has dual aspect windows to either side, and a door leading into the rear hallway/utility room. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, dishwasher, fridge and freezer. The kitchen is complemented with recessed ceiling spotlights and also has a radiator.

Rear Hall/Utility 8' 0" x 5' 5" (2.44m x 1.65m)

This versatile space has a window to the side elevation and a half glazed door leading out to the side garden. The utility room is fitted with a base unit with storage beneath and a stainless steel sink. There is space and plumbing for a washing machine, a ceiling light point and a radiator. The central heating boiler is located here. From here a door provides access to the ground floor wet room.

Ground Floor Wet Room 8' 0" x 4' 10" (2.44m x 1.47m)

The wet room has an opaque window to the rear and is fitted with an electric shower, pedestal wash hand basin and WC. The room has ceramic floor tiling with electric underfloor heating, together with ceramic tiling to the walls. There are recessed ceiling spotlights and a heated towel rail.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a feature window to the side elevation and doors into all three double bedrooms, the bathroom and the separate WC. The landing has a ceiling light point.

Bedroom One 14' 3" x 11' 10" (4.34m x 3.60m)

A fabulous sized double bedroom with a window to the rear elevation overlooking the garden. To one side of the chimney breast is a large fitted double wardrobe with sliding doors. The bedroom also has a ceiling light point and a radiator.

Bedroom Two 13' 3" x 11' 11" (4.04m x 3.63m)

A further excellent sized double bedroom, having the same feature bow window to the front elevation. The bedroom has a dado rail, both wall and ceiling light points, and a radiator.

Bedroom Three 8' 11" x 7' 9" (2.72m x 2.36m)

A small double bedroom with a window to the front elevation, a ceiling light point and a radiator.

Separate WC

This room has an opaque window to the side elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. There is a ceiling light point. Access to the loft space is obtained from here.

Bathroom 9' 1" x 8' 11" (2.77m x 2.72m)

This very well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath, and a vanity unit with wash basin inset and storage beneath. In addition there is an over-sized walk-in shower cubicle with mains rainwater head shower. The bathroom has a large and useful fitted storage cupboard, part mermaid board to the walls, recessed ceiling spotlights, an extractor fan and a vertical panel radiator.

Outside

To the front of the property is pedestrian gated access which leads down to the front door. Either side of the footpath are neatly maintained lawned areas bordered by a number of mature shrubs and plants. A block paved footpath continues around the side of the property to the rear garden. To the side of the property, bordering Hardwick Avenue, is a further neatly maintained garden area, and a particularly nice raised decked area ideal for outdoor seating and entertaining. There is further pedestrian gated access to Hardwick Avenue.

Rear Garden

The rear garden is fully enclosed and once again laid to a neatly maintained and shaped lawn edged with borders containing a variety of mature shrubs and plants. There are double gates from the garden which lead onto Hardwick Avenue, and a further access gate leads onto the driveway. The driveway, which is accessed from Hardwick Avenue, provides off road parking for one vehicle and in turn leads to the detached single garage.

Sectional Single Garage 16' 4" x 10' 2" (4.97m x 3.10m)

The garage has an up and over door to the front elevation, windows and a personnel door to the side. The garage is equipped with both power and lighting.

Council Tax

The property is in Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

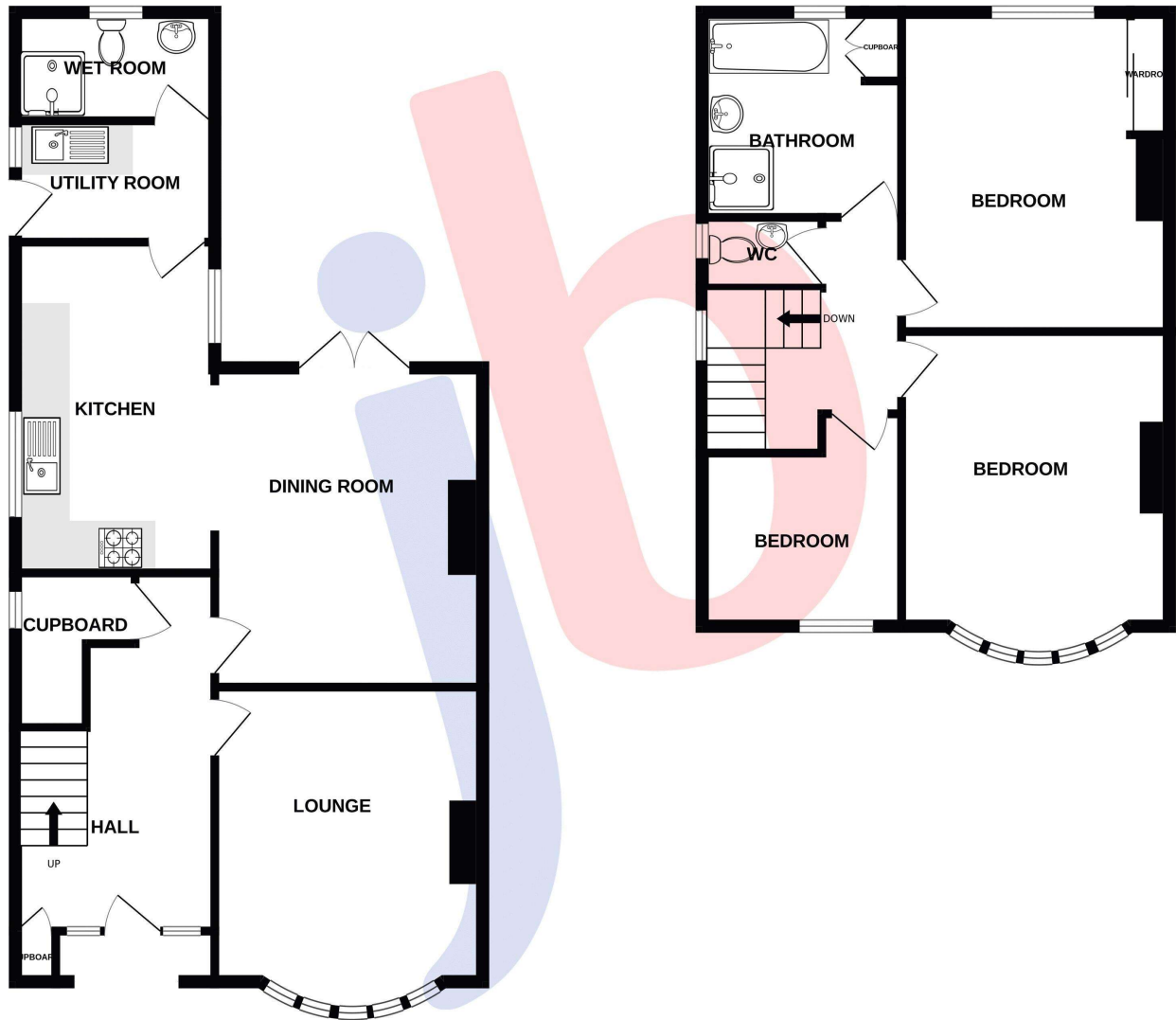
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007898 23 October 2026

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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