



Hopper Road, Middlebeck

Guide Price £290,000 to £295,000



Hopper Road

Middlebeck, Newark

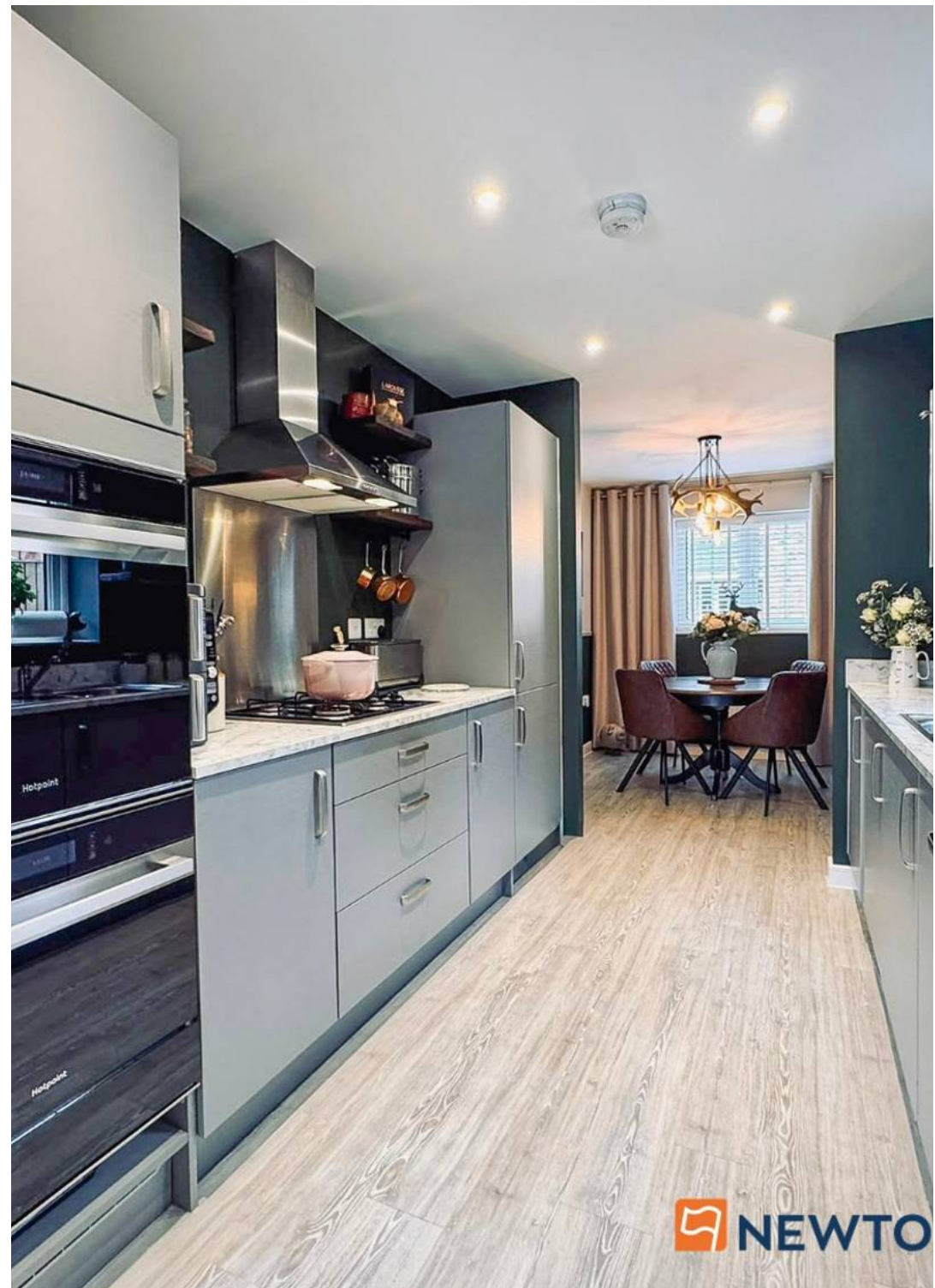
MARKETED WITH NO CHAIN Having been thoughtfully and considerably enhanced beyond its original new-build specification, this exceptional three-storey semi-detached home is presented in superb 'show home' condition and offers an impressive turnkey opportunity. Beautifully finished throughout, the property combines exceptionally well-utilised living space with a converted home office/studio and beautifully landscaped rear garden — features which genuinely set it apart from the typical new-build home.

Situated within the sought-after Middlebeck development, the property is ideally placed for a range of local amenities, the nearby Primary School and pleasant walks around Simpson's Pond. Newark town centre is easily accessible, while excellent road connections to the A46 and A1 make the property particularly well suited to those commuting further afield.

Arranged over three floors, the accommodation makes particularly effective use of its overall square footage, providing a level of usable living space and versatility that compares favourably with many four-bedroom homes. The ground floor opens into an inviting entrance hall with useful under-stairs storage and cloakroom, leading to a superb arrangement of well-defined living spaces. The contemporary fitted kitchen is well equipped with a four-ring gas hob, warming drawer, electric oven and microwave/oven, together with integrated fridge/freezer, dishwasher and washing machine.

The adjoining dining area provides a dedicated space for family dining and entertaining, while the spacious lounge enjoys French doors opening directly onto the landscaped rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The first floor provides two generous double bedrooms, one benefiting from its own en-suite shower room, while the second enjoys direct access to a stylish Jack & Jill bathroom, which is also accessible from the landing.

The entire top floor is dedicated to an impressive principal bedroom suite, creating a wonderfully private retreat. The generous bedroom comfortably accommodates a super king-size bed and is complemented by a dedicated dressing area and its own well-appointed en-suite shower room. As a result, all three double bedrooms benefit from direct access to bathroom facilities — an especially practical and unusual feature for a three-bedroom home.





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Externally, the property continues to impress. A private driveway provides off-street parking for two vehicles, together with an electric vehicle charging point included with the property.

The driveway leads to useful retained garage storage, beyond which is one of the home's most impressive additions — a beautifully converted home office/studio. Finished to a high standard, the office benefits from Wi-Fi-controlled underfloor heating and French doors opening directly onto the rear garden, creating a comfortable and highly versatile space for year-round use. Ideal as a home office, creative studio, gym or additional retreat, the conversion has also been designed with practicality in mind, with additional loft storage accessed via a pull-down staircase, alongside the retained garage storage to the front.

The landscaped rear garden is another major selling point, having been thoughtfully designed to provide an attractive, low-maintenance and highly usable outdoor entertaining space. Extensive paved seating areas create the perfect setting for entertaining and outdoor dining, complemented by a stylish pergola, established planting and manageable lawn.

Further benefits include gas central heating, UPVC double glazing and the reassurance of approximately eight years remaining on the NHBC warranty. Overall, this is a superb example of a modern Middlebeck home that has been taken well beyond its original specification. The exceptionally efficient use of space, three double bedrooms each with direct bathroom access, private top-floor principal suite, converted home office, extensive storage and landscaped garden combine to offer a level of accommodation and finish rarely found in a property of this type.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall

17' 8" x 3' 3" (5.38m x 0.99m)

Ground Floor WC

6' 2" x 3' 1" (1.88m x 0.94m)

Lounge

15' 3" x 13' 3" (4.65m x 4.04m)

maximum measurements

Dining Room

9' 2" x 8' 1" (2.79m x 2.46m)

Kitchen

9' 11" x 8' 1" (3.02m x 2.46m)

Bedroom One

15' 10" x 11' 9" (4.83m x 3.58m)

maximum measurements

Dressing Room

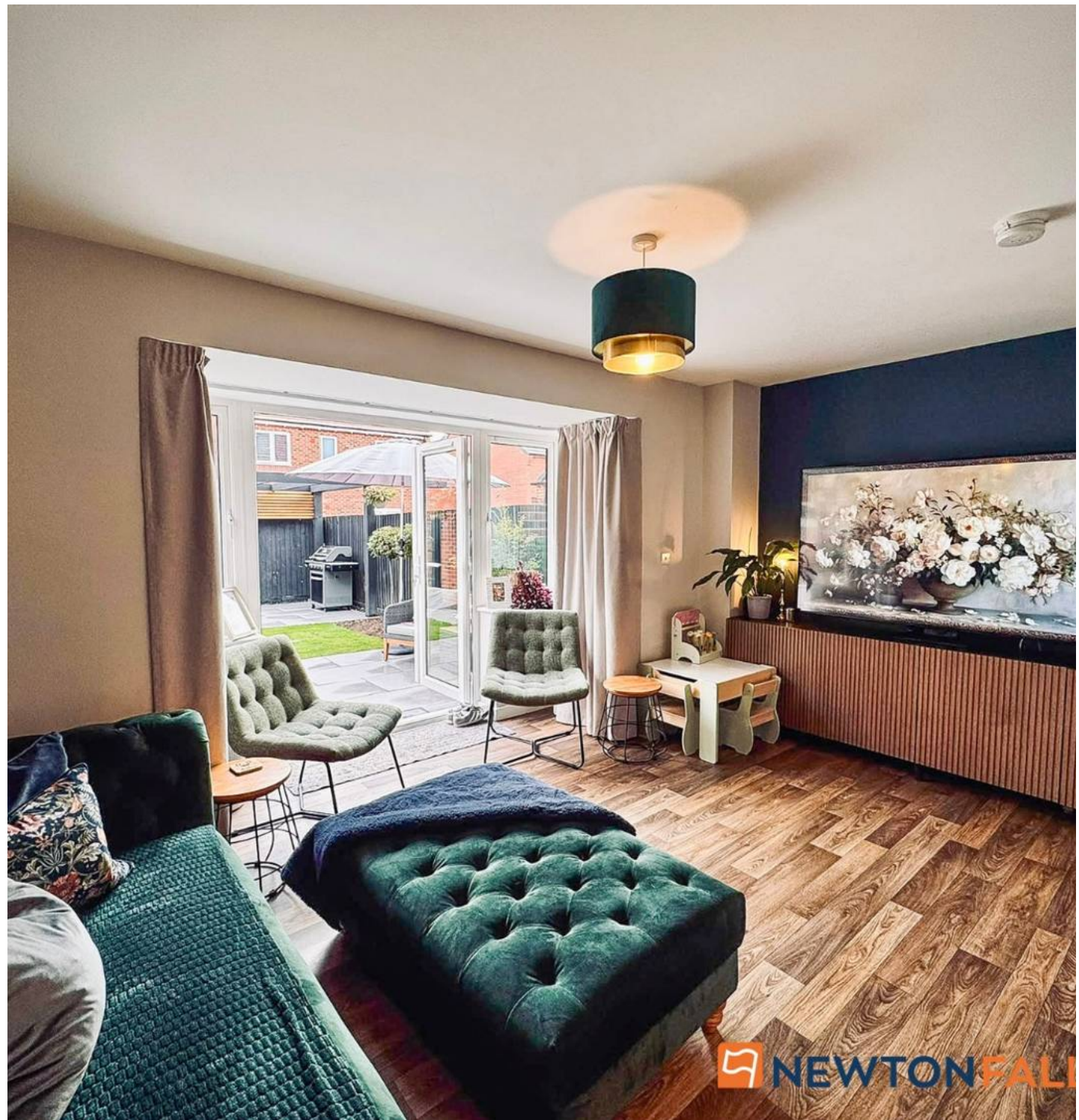
7' 6" x 7' 6" (2.29m x 2.29m)

maximum measurements

Ensuite To Bedroom One

7' 6" x 7' 4" (2.29m x 2.23m)

maximum measurements





Bedroom Two

13' 10" x 10' 2" (4.22m x 3.10m)
maximum measurements

Ensuite To Bedroom Two

6' 2" x 4' 9" (1.88m x 1.45m)
maximum measurements

Bedroom Three

15' 2" x 8' 0" (4.62m x 2.44m)

Jack & Jill Bathroom

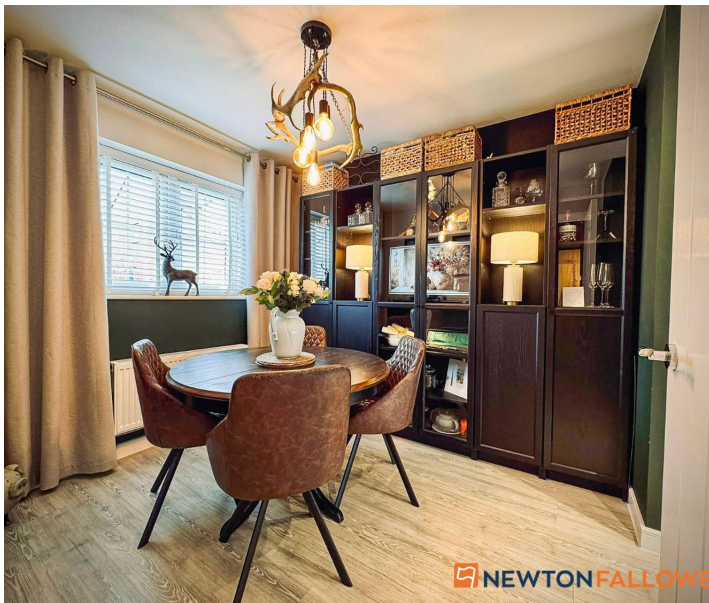
7' 9" x 6' 4" (2.36m x 1.93m)
maximum measurements

Home Office

14' 7" x 9' 7" (4.45m x 2.92m)

Garage/Store

10' 9" x 4' 10" (3.28m x 1.47m)



Services

Mains gas, electricity, water and drainage are connected.

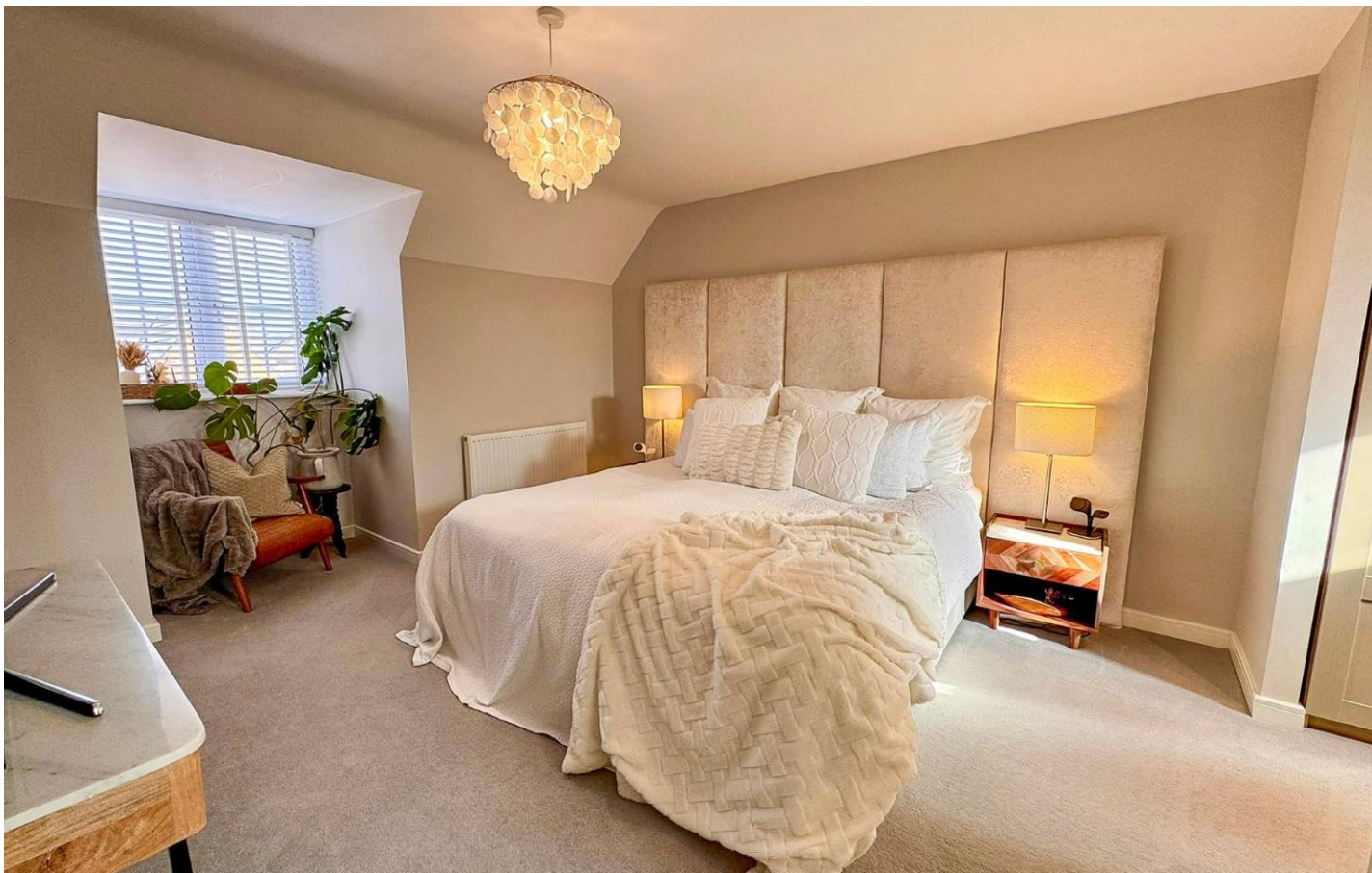
Square Footage

The square footage for this property is approximately 1,423 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.

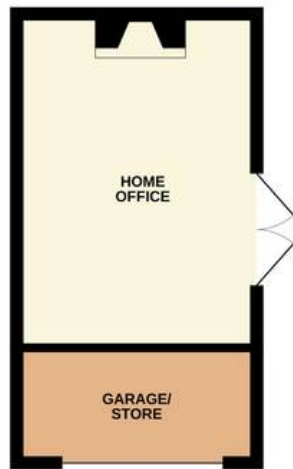
Referrals

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.

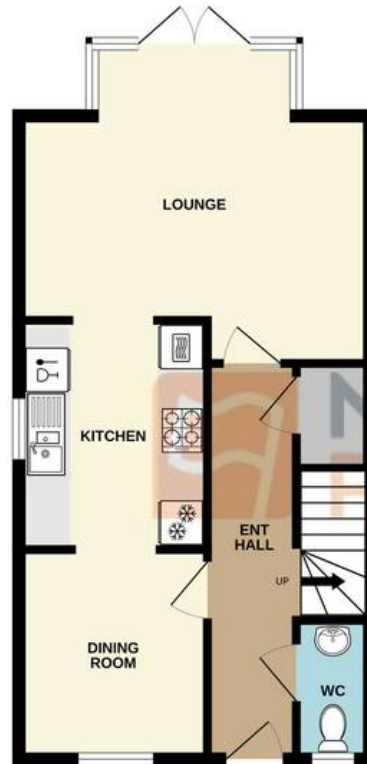




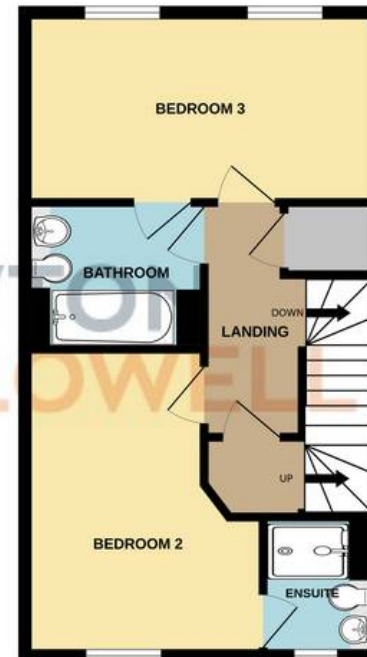
GARAGE



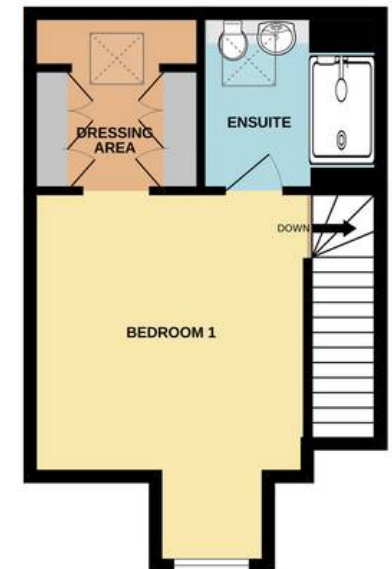
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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