



9 Anson Road, Newton, Nottinghamshire,
NG13 8ZJ

£450,000

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

- Detached Family Home
- 2 Ensuites & Main Bathroom
- Generous Dining Kitchen
- Enclosed Rear Garden
- Viewing Highly Recommended
- 4 Double Bedrooms
- 3 Reception Areas
- Utility & Ground Floor Cloak Room
- Double Width Driveway & Double Garage

A fantastic opportunity particularly for families to purchase a contemporary detached, well proportioned, home originally constructed by Bellway Homes around 2012 to an attractive double fronted design behind which lies in excess of 1,700 sq.ft. of accommodation.

The property is tastefully presented throughout with modern fixtures and fittings boasting four bedrooms, two of which benefits from ensuite facilities, and separate main bathroom. To the ground floor, leading off a central hallway are three main receptions comprising a dining room and separate sitting room linking through into the addition of a generous conservatory and, in turn a well proportioned dining kitchen with useful utility off. In addition there is a ground floor cloak room.

The property also benefits from relatively neutral decoration throughout, gas central heating and UPVC double glazing and occupies a pleasant level plot with a double width driveway, double garage and enclosed garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

NEWTON

Amenities are available in the adjacent village of East Bridgford including well regarded primary school, medical centre, public house and local shops. Further facilities can be found in the nearby market town of Bingham including a full range of shops, doctors and dentists, schools, leisure centre and railway station with links to Nottingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. Newton is well placed for commuting close to the A52 and A46 with good road links to the A1 and M1.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'9" x 7' (5.41m x 2.13m)

A well proportioned initial entrance vestibule having polished tiled floor, spindle balustrade staircase rising to a galleried landing above, useful under stairs cupboard beneath and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'10" x 3'2" (1.78m x 0.97m)

Having a contemporary two piece suite comprising close coupled WC and Roca pedestal washbasin with chrome mixer tap, tiled splash backs and floor.

DINING ROOM

13'8" x 9'2" (4.17m x 2.79m)

A well proportioned reception currently utilised as formal dining or alternatively an additional sitting room, playroom or generous office; having wood effect laminate flooring and window to the front.

SITTING ROOM

20' x 11'8" (6.10m x 3.56m)

A well proportioned reception with aspect to the front but also linking through to the garden room/conservatory at the rear. Having double glazed French doors leading into:

CONSERVATORY

11'10" x 11' (3.61m x 3.35m)

A well proportioned and versatile reception suitable for a variety of purposes, linking the living area of the kitchen to the main sitting room and giving access out into the rear garden; having tiled floor, pitched roof, double glazed windows with opening top lights and French doors with westerly aspect into the garden.

LIVING/DINING KITCHEN

16'5" x 12'4" (5.00m x 3.76m)

A well proportioned space benefitting from a dual aspect with double glazed windows to both side and rear overlooking the garden; large enough to accommodate both a living and dining area; the kitchen fitted with a generous range of contemporary wall, base and drawer units with 3/4 high larder unit and L shaped configuration of laminate preparation surfaces; inset sink and drain unit with chrome mixer tap; integrated appliances including double oven, five ring gas hob with stainless steel splash back and chimney hood over, fridge freezer and dishwasher; tiled floor and a further door into:

UTILITY ROOM

9'2" x 6' (2.79m x 1.83m)

Fitted with wall and base units complementing the kitchen; having a further run of laminate work surfaces, inset sink and drain unit with chrome mixer tap, plumbing for washing machine, space for further free standing appliance, wall mounted gas central heating boiler concealed behind cupboard, tiled floor and exterior door.

RETURNING TO THE INITIAL ENTRANCE A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having access to loft space above, built in airing cupboard providing storage as well as housing pressurised hot water system and further doors leading to:

BEDROOM 1

10' (excluding wardrobes) x 16'7" (3.05m (excluding wardrobes) x 5.05m)

A well proportioned principle bedroom with ensuite facilities comprising an initial walk through area which leads into the main double bedroom; benefitting from a dual aspect with

windows to two elevations; built in wardrobes with sliding door fronts and a further door into:

ENSUITE SHOWER ROOM

7'10" max into shower enclosure x 6'10" (2.39m max into shower enclosure x 2.08m)
A L shaped room having a three piece suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin; tiled splash backs and window to the side.

BEDROOM 2

10'3" x 11'4" (including wardrobes) (3.12m x 3.45m (including wardrobes))
A further double bedroom also benefitting from ensuite facilities; having built in wardrobes with sliding door fronts, window to the front and a further door into:

ENSUITE SHOWER ROOM

7'4" max into shower enclosure x 5'9" (2.24m max into shower enclosure x 1.75m)
A L shaped room having a three piece suite comprising shower enclosure with sliding screen and wall mounted shower mixer with handset over, close coupled WC and pedestal washbasin; tiled splash backs and window to the front.

BEDROOM 3

12'6" x 9'3"(excluding wardrobe) (3.81m x 2.82m(excluding wardrobe))
A further double bedroom having aspect to the front; built in wardrobe with sliding door fronts.

BEDROOM 4

8'5" x 10'4" (2.57m x 3.15m)
Currently utilised as a first floor office but would be large enough to accommodate a double bed; having window to the rear with aspect into the garden.

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)
Having a three piece white suite comprising panelled bath with chrome mixer tap and further shower mixer over, close coupled WC and pedestal washbasin; window to the side.

EXTERIOR

The property is located at the heart of the development on a level plot with initial lawned frontage and central pathway leading to the main entrance. To the side is a double width driveway providing off road car standing and in turn leading to a brick built double garage with twin up and over doors and pitched roof. A timber courtesy gate gives access into the rear garden which is partly lawned with a generous paved terrace that links back into the conservatory via French doors. The remainder of the garden having purple slate chipping borders, raised beds and inset shrubs.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, water and drainage (information taken from Energy performance certificate and/or vendor).
There is an estate management charge (managed by "Meadfleet") which is £299.54 per annum. We also understand there is a fee payable on sale or letting of the property, of £445. Figures are provided by the vendor at time of instruction (June 2026) but could be subject to change.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

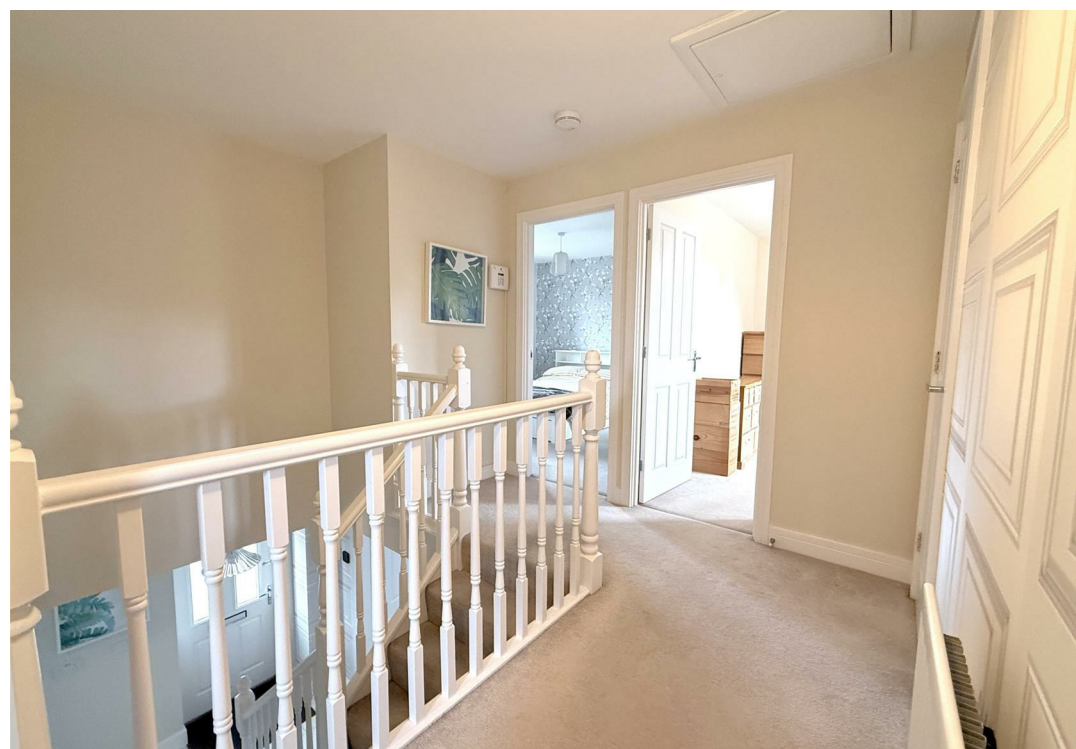
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



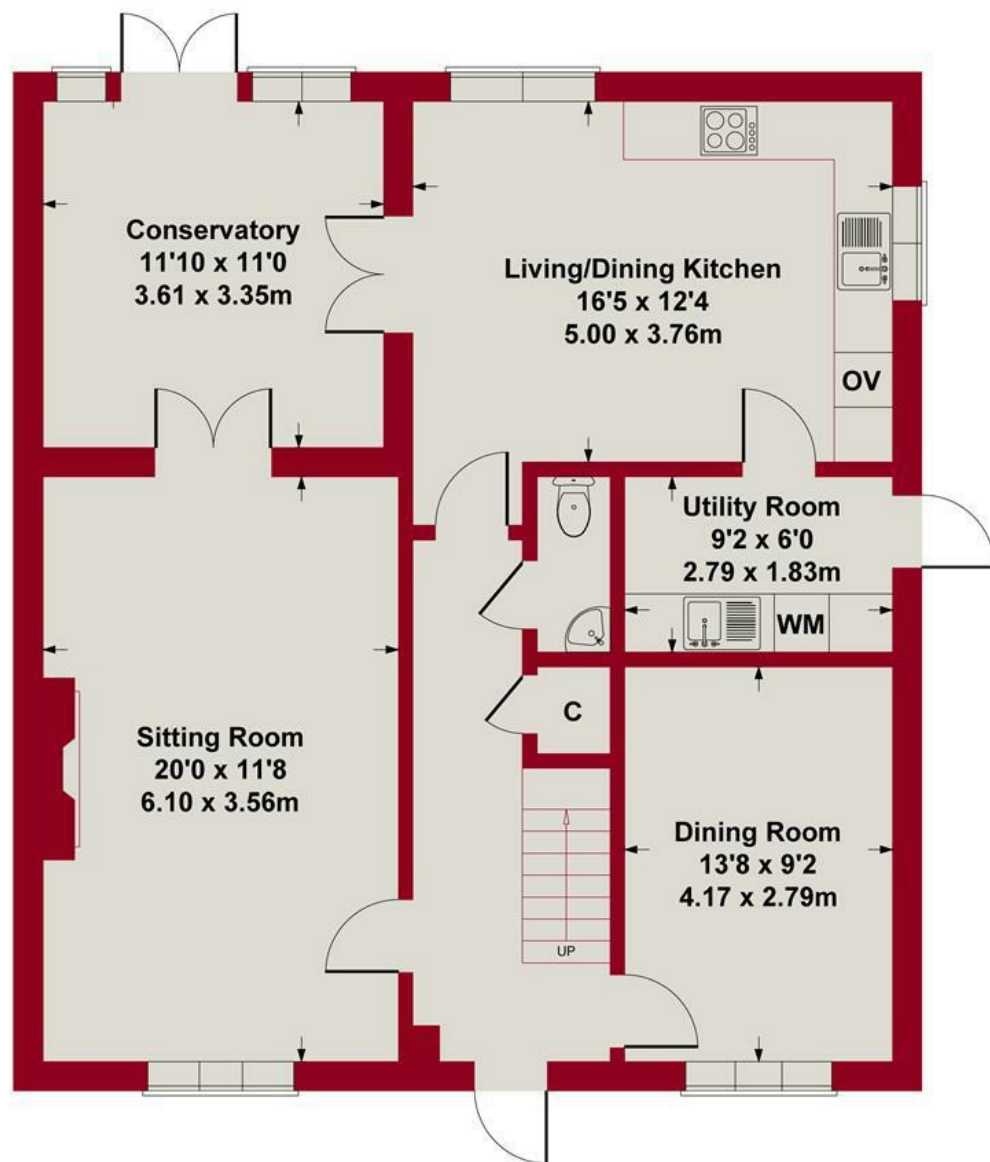




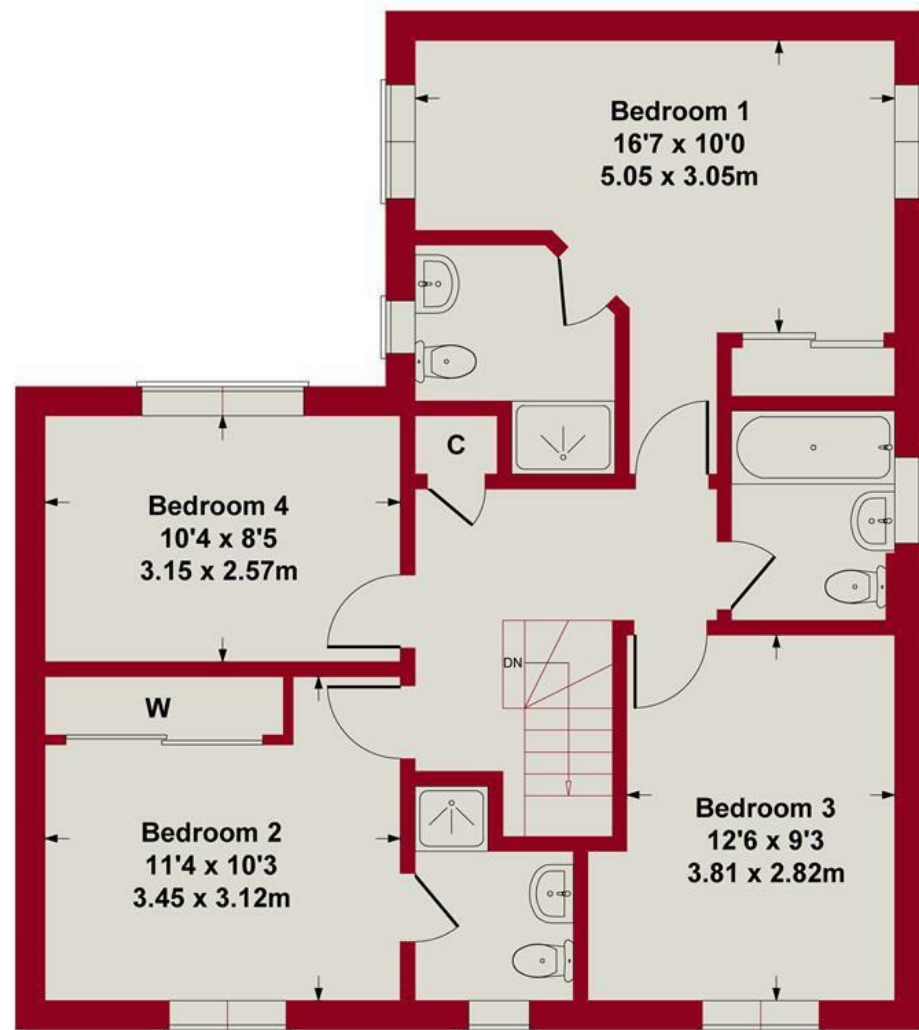








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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