



Beacon Heights, Newark

Guide Price £400,000 to £425,000



Beacon Heights

Newark

Occupying a wonderful private plot within a sought-after residential setting, this substantial detached family home offers generous and highly versatile accommodation, with four impressive reception rooms providing an array of options to suit the needs of a growing or established family.

With excellent potential for further extension, subject to the necessary planning consents, this is a home that offers not only considerable space today, but also the opportunity to adapt and enhance for the future. Ideally positioned for convenient access to both Newark town centre and excellent road links, including the A1, the property combines a desirable location with a particularly generous plot and a wealth of flexible living space.

The accommodation is welcomed by a useful entrance porch, which leads into an inviting entrance hallway. From here, the hallway opens into a breakfast area, which in turn leads through to a delightful dual-aspect lounge, enjoying plenty of natural light and benefiting from sliding doors providing direct access to the rear garden. Also accessed from the entrance hall is a modernised shower room, stairs rising to the first floor and a well-equipped breakfast kitchen. The kitchen features a generous breakfast bar with useful under-counter storage, together with a four-ring electric hob, electric oven, integrated fridge and integrated dishwasher.

Beyond the kitchen are three further exceptionally well-proportioned reception rooms, each offering excellent flexibility and the potential to be utilised according to individual requirements. Whether used as additional sitting rooms, a dining room, home office, playroom or hobby space, these rooms provide an impressive level of versatility rarely found in properties of this type.

To the first floor are four well-proportioned bedrooms, two of which benefit from built-in storage, together with a family bathroom.





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A particular highlight of this property is the size and privacy of the plot. To the front, there is an ample driveway providing plenty of off-street parking, with access to a car port and integral single garage.

The generous rear garden enjoys a significant degree of privacy and extends around the side of the property. Predominantly laid to lawn, the garden is complemented by established trees and shrubs to the borders, creating a mature and attractive outdoor space. Further benefits include gas central heating and UPVC double glazing.

Overall, this is a substantial and versatile detached home offering excellent existing accommodation, a generous and private plot, ample parking and exciting potential for future enhancement. An ideal long-term family home, early viewing is highly recommended to fully appreciate the space and potential this property 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Porch

7' 1" x 3' 8" (2.16m x 1.12m)

Entrance Hall

12' 4" x 7' 2" (3.76m x 2.18m)
maximum measurements

Ground Floor Shower Room

7' 8" x 4' 4" (2.34m x 1.32m)

Lounge

21' 8" x 12' 10" (6.60m x 3.91m)

Breakfast Area

8' 9" x 6' 2" (2.67m x 1.88m)

Breakfast Kitchen

16' 9" x 8' 11" (5.11m x 2.72m)

Dining Room

15' 3" x 14' 2" (4.65m x 4.32m)
maximum measurements

Sitting Room

15' 2" x 13' 4" (4.62m x 4.06m)

Family Room

17' 1" x 14' 1" (5.21m x 4.29m)





First Floor Landing

9' 4" x 3' 1" (2.85m x 0.94m)

Bedroom One

12' 11" x 12' 7" (3.94m x 3.83m)

Bedroom Two

12' 5" x 12' 5" (3.79m x 3.79m)

Bedroom Three

10' 1" x 8' 10" (3.07m x 2.69m)

Bedroom Four

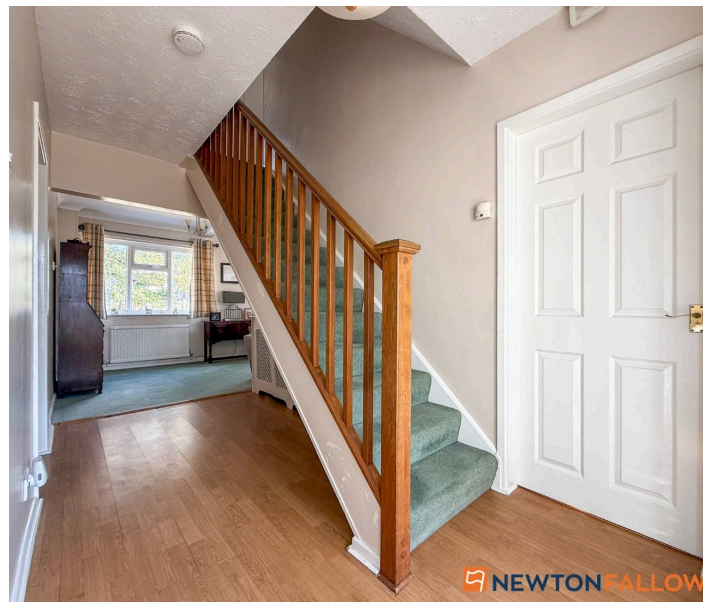
9' 0" x 8' 10" (2.74m x 2.69m)

Family Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

Integral Garage

18' 5" x 9' 3" (5.61m x 2.82m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,297 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.



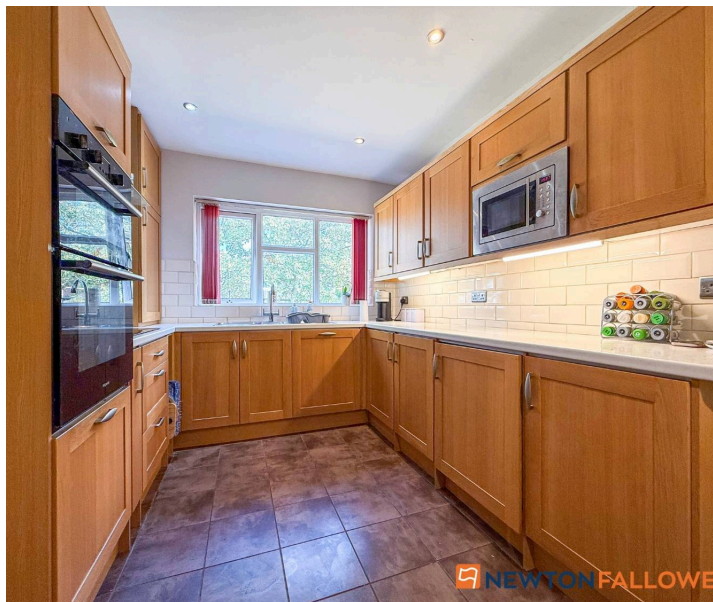


Anti-Money Laundering Regulations

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.

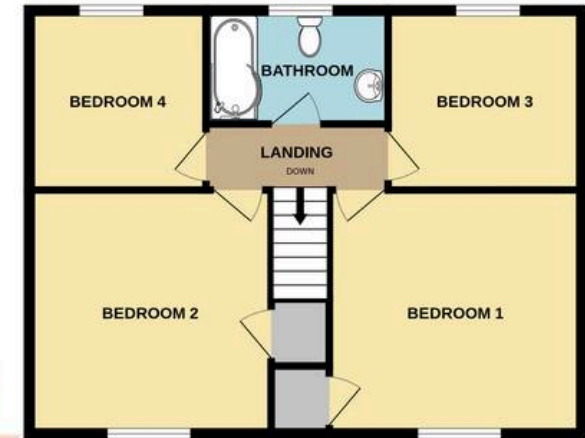




GROUND FLOOR



1ST FLOOR



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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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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