



**Woodlands Close, Newark NG24 4QR**

**welcome to**

## **Woodlands Close, Newark**

\*NO ONWARD CHAIN\* A well-presented, detached family home situated in a quiet cul-de-sac location. Briefly comprising of kitchen/diner, lounge/diner, three bedrooms, family bathroom, integral garage and gardens to both the front and rear of the property.



**Entrance Porch**

Being entered via double doors, window and further door leading to the:

**Hall**

Having stairs rising to the first floor, understairs storage and radiator.

**Lounge**

12' 1" x 12' ( 3.68m x 3.66m )

Featuring a fireplace with gas fire and tiled surround, radiator, double glazed window and opening to the:

**Dining Room**

9' 1" x 8' 1" ( 2.77m x 2.46m )

Having a radiator and double glazed window.

**Kitchen Diner**

Fitted with a range of units, single drainer sink with mixer tap, gas cooker, space for fridge freezer, plumbing for washing machine, door to the side and two double glazed windows.

**First Floor Landing**

Having a storage cupboard, double glazed window and access to a partly boarded and insulated loft.

**Bedroom One**

11' 1" x 11' ( 3.38m x 3.35m )

There are built-in wardrobes, radiator and double glazed window.

**Bedroom Two**

12' max x 10' ( 3.66m max x 3.05m )

Having a radiator and double glazed window.

**Bedroom Three**

8' 1" x 7' ( 2.46m x 2.13m )

There is a radiator and double glazed window.

**Bathroom**

Fitted with a suite comprising of a bath with electric shower over, wash hand basin, WC, partly tiled walls and double glazed window.

**Outside Front**

To the front of the property there is a driveway providing parking for several vehicles, lawn, shrub borders and side access to the rear garden.

**Garage**

15' 11" x 8' ( 4.85m x 2.44m )

Having up and over door and electric.

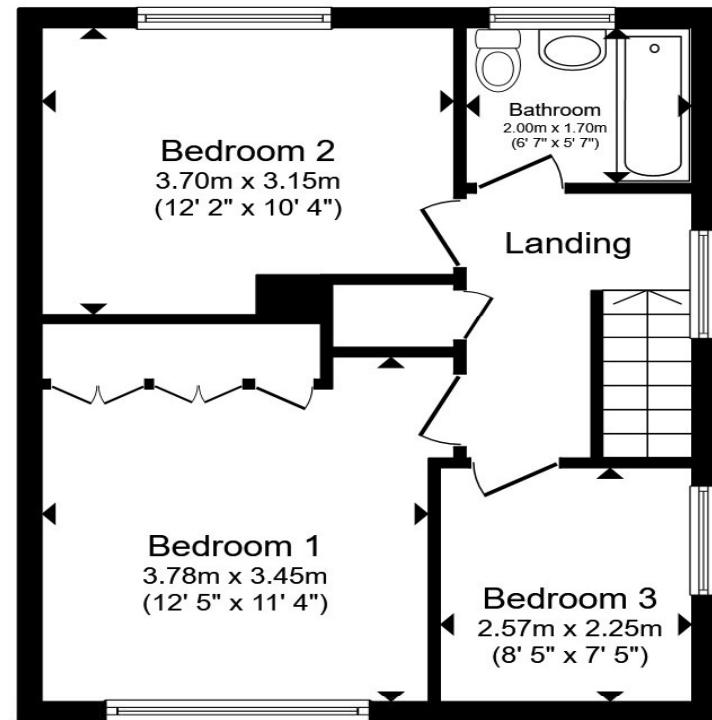
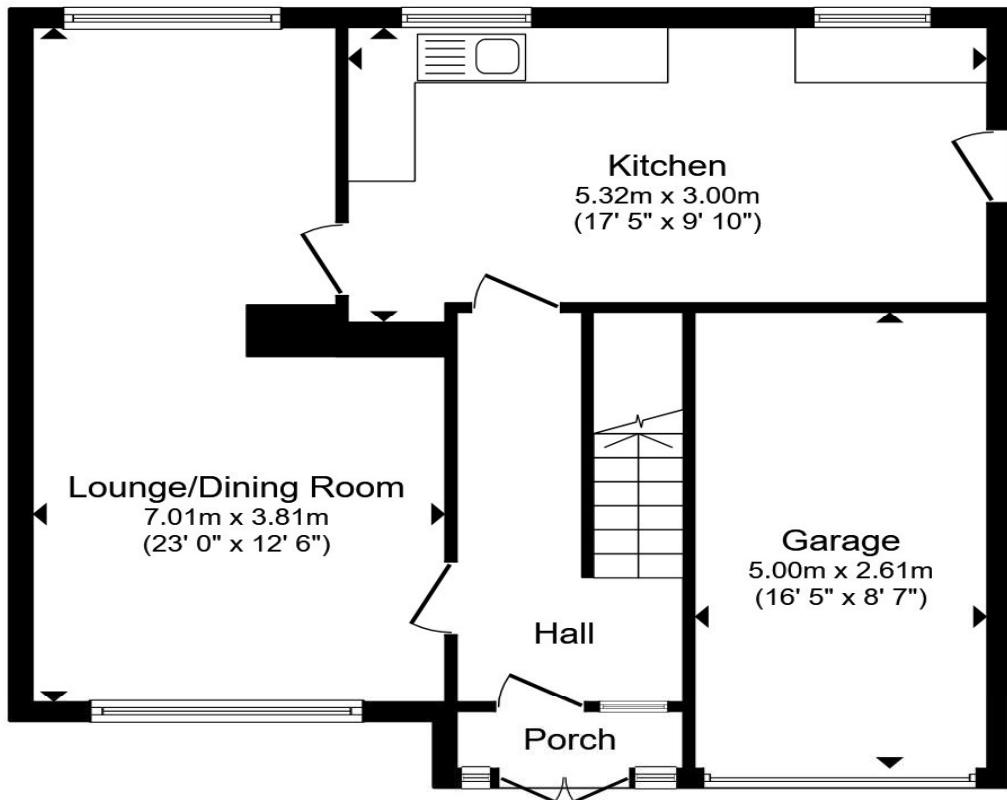
**Rear Garden**

The fully enclosed low maintenance rear garden has gravelled area, patio and mature shrubs.



**view this property online** [williambrown.co.uk/Property/NWK106294](http://williambrown.co.uk/Property/NWK106294)





Total floor area 109.0 m<sup>2</sup> (1,173 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

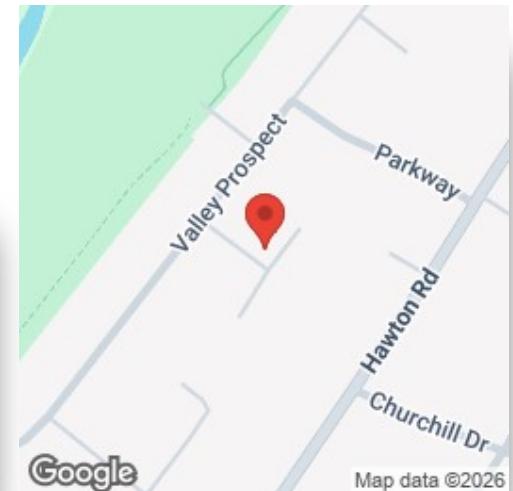
## Woodlands Close, Newark

- DETACHED HOME
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE/DINER
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£280,000**



view this property online [williamhbrown.co.uk/Property/NWK106294](http://williamhbrown.co.uk/Property/NWK106294)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
NWK106294 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](http://williamhbrown.co.uk)