



7 Garood Close

Newark, NG24 4FG

Guide Price £300,000

Located on the outskirts of Newark, with major roads within easy reach is this modern refreshed detached home. Recently redecorated throughout and finished with brand-new carpets, it offers the comfort of a turnkey property while still giving you the freedom to add your own touches. Step inside and you are welcomed by a hallway, with a useful storage cupboard. The living room features a walk-in bay window flooding the space with natural light. At the rear, the kitchen diner becomes the true heart of the home, designed for everyday living and relaxed entertaining with French doors opening onto the garden. A separate lobby adds practical convenience with space for laundry, a door to access the carport and a door to a downstairs WC, an added bonus for busy family life. Upstairs, four bedrooms are served by a family bathroom with a mains fed shower over a bath. The master comes with a built in wardrobe and its own en-suite shower room, while the second bedroom feels especially inviting with French doors opening to a Juliet balcony. Bedroom three also benefits from a built-in wardrobe. The garden is fully enclosed and gravelled, giving a low-maintenance outdoor space that's both secure and private. Its simple layout provides a blank canvas for anyone keen to landscape or create an outdoor entertaining area. With the property offered for sale with no onward chain, it presents a rare chance to move quickly and begin enjoying life in a modern home designed for family living and effortless comfort.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.





ENTRANCE HALL

With double glazed door, radiator, inset spotlights, stairs to first floor, under stair storage cupboard and doors to living room and kitchen diner.

LIVING ROOM

15' 3" x 10' 4" into bay (4.65m x 3.15m) With uPVC double glazed walk-in bay window to the side, uPVC double glazed window to the front, inset spotlights and radiator.

KITCHEN DINER

14' 11" x 9' 4" (4.55m x 2.84m) A modern range of fitted wall and base units with work surfaces incorporating a 1½ bowl sink unit, fitted oven, five ring gas hob, and extractor hood, integrated dishwasher, radiator, inset spotlights, tiled floor, uPVC double glazed window to the front elevation and uPVC double glazed French doors leading to the garden. Opening to a utility lobby.

UTILITY LOBBY

With base unit and work surface with space and plumbing below for a washing machine, tiled floor, extractor, door to the WC and double glazed door to carport.

WC

5' 8" x 2' 11" (1.73m x 0.89m) Two piece suite comprising a low-level WC and wash hand basin, tiled floor, tiled splashback and radiator.

FIRST FLOOR LANDING

With doors to all bedrooms and bathroom, radiator and built-in airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

12' 9" plus wardrobe recess x 8' 7" (3.89m x 2.62m) With uPVC double glazed windows to the front and side elevations, radiator, built in wardrobe and door to en-suite.

EN-SUITE

8' 2" into shower recess x 5' 10" (2.49m x 1.78m) Fitted with a modern three-piece suite, comprising a low level WC and pedestal wash hand basin and shower cubicle with a mains fed shower, tiled walls, tiled floor, chrome heated towel rail, extractor, electric shaver point and uPVC double glazed window to the front elevation.

BEDROOM TWO

11' 6" x 8' 5" (3.51m x 2.57m) With uPVC double glazed French doors with Juliet balcony overlooking the garden, radiator and access to loft.

BEDROOM THREE

9' 11" to the back of the wardrobe x 8' 11" plus door recess (3.02m x 2.72m) With uPVC double glazed windows to the front and side elevations, radiator and built-in wardrobe.

BEDROOM FOUR

8' 4" x 7' 4" (2.54m x 2.24m) With uPVC double glazed window to the side elevation and a radiator.





BATHROOM

6' 9" x 6' 1" maximum (2.06m x 1.85m) Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with the mains shower over, tiled splashbacks, tiled floor, radiator, extractor and uPVC double glazed opaque window to the side elevation.

OUTSIDE

There is parking at the side and access to the carport with a garage door. The rear garden is walled and gravelled and has an outside tap.

CAR PORT

19' 2" x 8' 6" (5.84m x 2.59m) With garage door, open at the rear.



WEBSITE

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

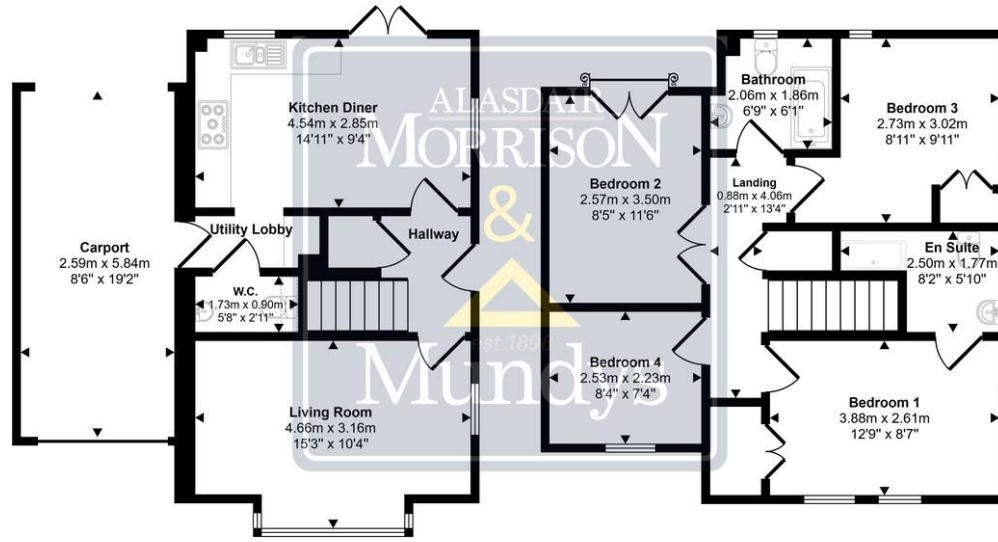
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Approx Gross Internal Area
107 sq m / 1157 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft

First Floor
Approx 53 sq m / 574 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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