



Beacon Hill Road, Newark



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Asking Price £425,000

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Key Features

- Executive Detached Home
- Five Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Utility
- Lounge, Garden Room & Home Office
- Detached Double Garage & Driveway
- Owned Solar Panels & Battery Storage
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold





Located within a highly sought-after non-estate location, benefiting from superb access to the A1, A46 and a range of amenities, this executive EXTENDED detached home boasts spacious and well-proportioned accommodation throughout, ideally suiting a family, and profits from 12 OWNED SOLAR PANELS WITH ADDITIONAL BATTERY STORAGE.

Representing a magnificent blank canvas, the property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, large lounge, separate home office, fantastic open plan dining kitchen with an opening to both a utility room and the wonderful garden room. The kitchen further benefits from a gas range cooker and small breakfast bar. The first floor has a welcoming landing space, family bathroom suite and five well-proportioned bedrooms, two of which having fitted wardrobes, and the main bedroom also having a quality ensuite shower room.

Outside, this home sits on a deceptive plot with a generous frontage that is predominantly laid to lawn with a variety of plants/shrubs to the front border. The rear garden similarly is mainly laid to lawn with a pathway leading to both the DETACHED DOUBLE GARAGE and the rear gate that opens onto the tarmac driveway, that provides off street parking for multiple vehicles. Other features of this home include the owned solar panels, UPVC double glazing and gas central heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 13'4" x 11'4" (4.1m x 3.5m)

maximum measurements

Ground Floor WC 6'3" x 4'7" (1.9m x 1.4m)

maximum measurements

Lounge 22'8" x 12'3" (6.9m x 3.7m)

Home Office 10'0" x 6'8" (3m x 2m)

Garden Room 18'3" x 10'3" (5.6m x 3.1m)

maximum measurements

Dining Kitchen 22'6" x 10'9" (6.9m x 3.3m)

maximum measurements

Utility Room 8'7" x 4'10" (2.6m x 1.5m)

First Floor Landing

Bedroom One 12'0" x 11'10" (3.7m x 3.6m)

Ensuite Shower Room 7'6" x 5'11" (2.3m x 1.8m)

Bedroom Two 12'5" x 11'4" (3.8m x 3.5m)

maximum measurements

Bedroom Three 10'11" x 9'6" (3.3m x 2.9m)

maximum measurements

Bedroom Four 11'10" x 8'1" (3.6m x 2.5m)

Bedroom Five 10'11" x 7'1" (3.3m x 2.2m)

Family Bathroom 7'7" x 6'5" (2.3m x 2m)

Outbuildings:

Detached Double Garage 18'1" x 17'10" (5.5m x 5.4m)

Agent's Note - Solar Panels

This property benefits from 12 owned solar panels, with the further benefit of battery storage.

Services

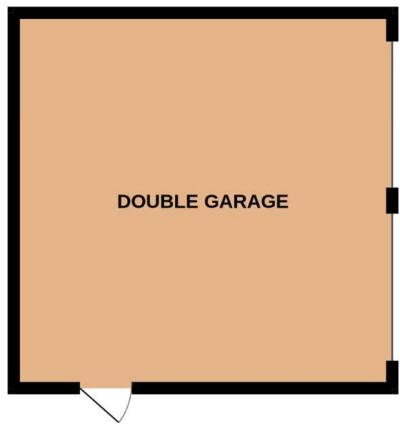
Mains gas, electricity, water and drainage are connected.

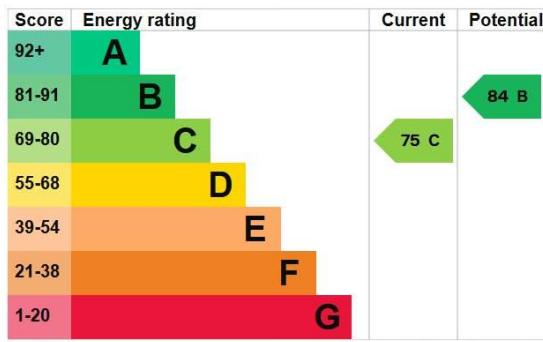
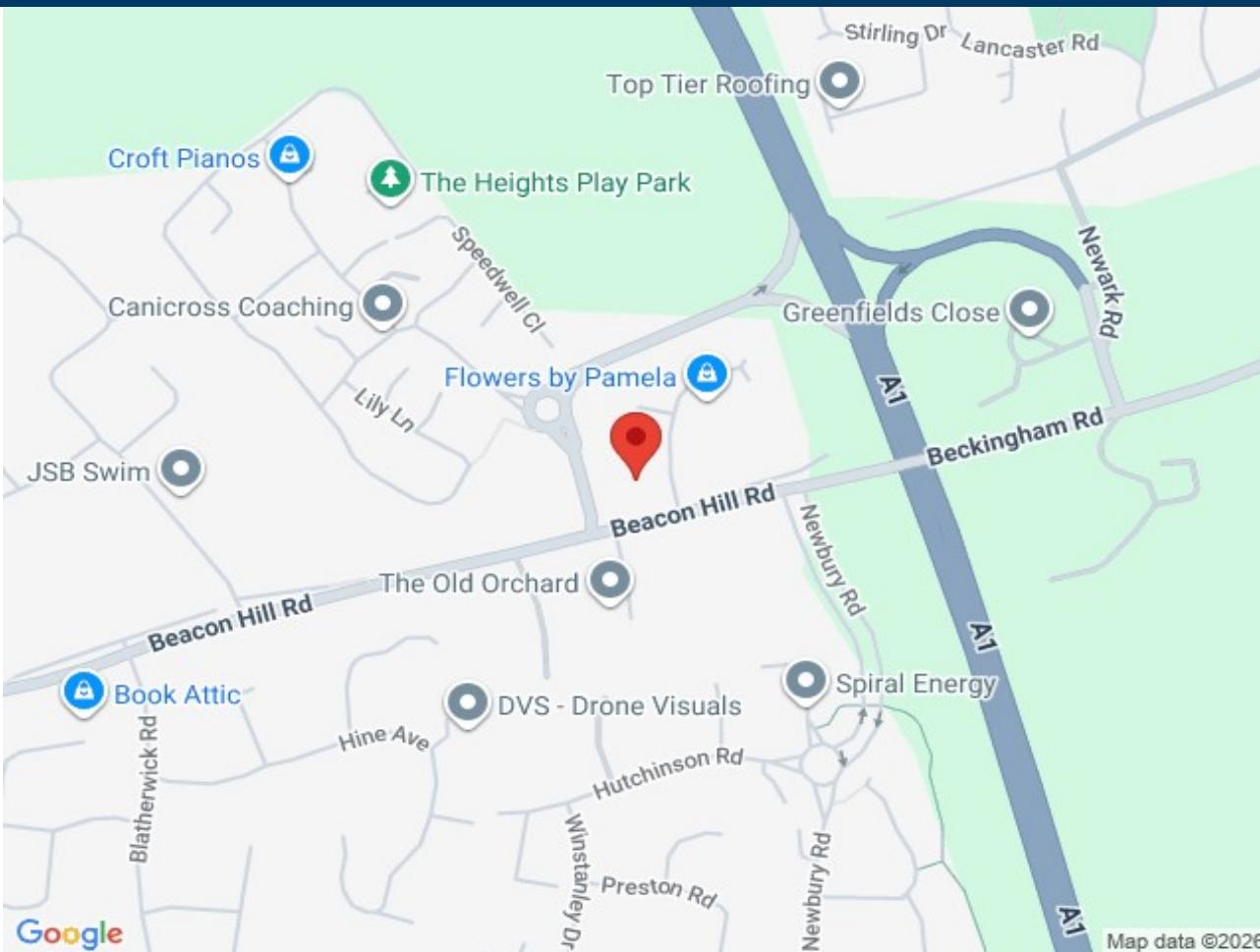
Agent's Note - Sales Particulars

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.

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 chose to arrange a survey through them. For more information, please call the office.





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