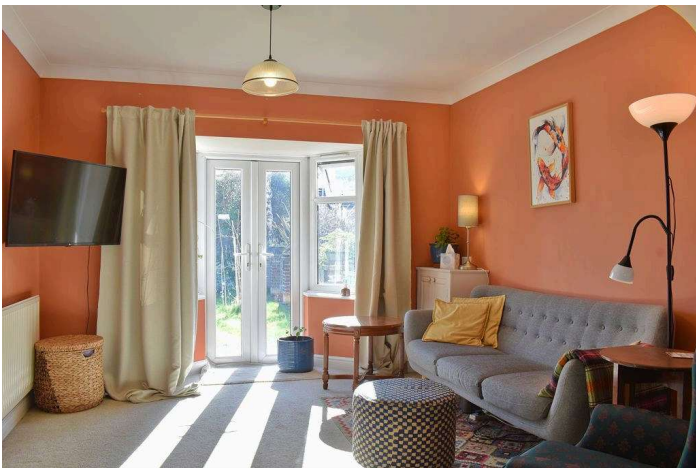


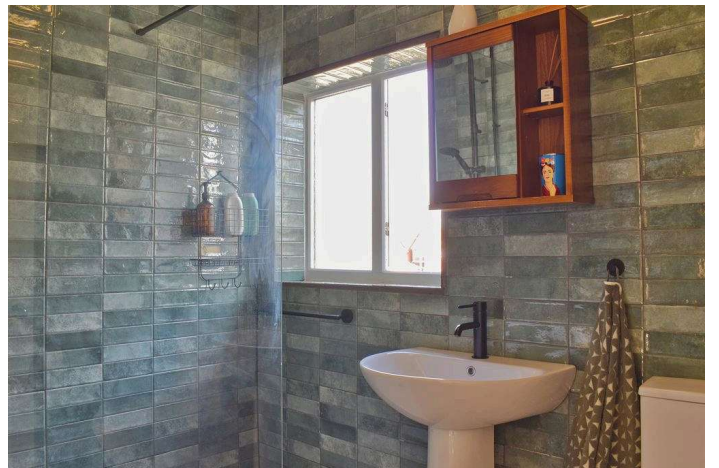
Clifton Crescent, Newark NG24 2DJ



GUIDE PRICE £220,000 to £230,000. A deceptively spacious three bedroom semi detached home situated in a popular residential location. In addition to the three bedrooms, the property has two excellent sized reception rooms, a galley style kitchen, utility, porch, ground floor WC and first floor shower room. There are gardens to the front and rear and a large garage. The property is double glazed and has gas central heating. Early viewing is highly recommended.

Guide Price £220,000 to £230,000







Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include an M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has doors to both front and rear gardens, and provides a large and versatile storage space for coats and shoes etc. The porch has a wood laminate floor, a ceiling light point and a radiator. Also accessed from the porch is the ground floor WC and the entrance hallway.

Ground Floor WC

This room is fitted with a WC and wash hand basin, and has a ceramic tiled floor and a ceiling light point.

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. From the hallway doors provide access to the lounge and kitchen. The hallway has a ceiling light point and a radiator.

Lounge 20' 6" x 10' 10" (6.24m x 3.30m)

This extraordinarily large reception room has a bay window to the front elevation and glazed doors leading out into the garden. The room is informally sub divided by an arch, and a further arch leads through to the dining room. The lounge has cornice to the ceiling, two ceiling light points and two radiators.

Dining Room 12' 7" x 9' 9" (3.83m x 2.97m)

A nicely proportioned reception room with French doors and windows to the rear elevation, and a further door into the utility room. The dining room has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 11' 5" x 8' 1" (3.48m x 2.46m)

This galley style kitchen has a window to the rear elevation, a door from a hallway, and an opening through to the utility room. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and metro tiled splash backs. There is a sink, and integrated appliances include an oven and a gas hob with extractor hood above. In addition there is space and plumbing for a dishwasher. The kitchen has cornice to the ceiling, a ceiling light point and a radiator.

Utility Area 9' 1" x 5' 5" (2.77m x 1.65m)

The utility area has a door providing access to the rear garden, and is fitted with a work surface with tiled splash backs, beneath which is space and plumbing for both a washing machine and tumble dryer. There is further space for a vertical fridge/freezer, a ceiling light point and a radiator. The Combi central heating boiler is located here.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the shower room. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 11' 0" x 9' 5" (3.35m x 2.87m)

An excellent sized double bedroom with a window overlooking the garden. The bedroom has a fitted wardrobe with sliding mirror doors, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 10' 9" x 9' 9" (3.27m x 2.97m)

A further good sized double bedroom with a window overlooking the garden and patio. This bedroom is currently utilised as an additional sitting room and has two sets of fitted wardrobes, stripped wooden floorboards, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three/Study 8' 1" x 6' 10" (2.46m x 2.08m)

This versatile room has a window to the rear elevation and is currently utilised as a home office/study but would serve equally well as a single bedroom. The room has a fitted double wardrobe, stripped wooden floorboards, cornice to the ceiling, a ceiling light point and a radiator.

Shower Room 7' 3" x 4' 11" (2.21m x 1.50m)

This well appointed shower room has an opaque window to the side and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room is complemented with contemporary ceramic floor and wall tiling, and also has a ceiling light point, an extractor fan and a heated towel rail.

Outside

This family home is approached from the rear where there is gated access into the rear garden. The rear garden is fully enclosed and laid primarily to lawn with a raised border. There is a sizeable patio area situated adjacent to the rear of the house and this provides a wonderful outdoor seating and entertaining space. Also located to the rear of the property is the garage.

Garage 23' 5" x 13' 0" (7.13m x 3.96m)

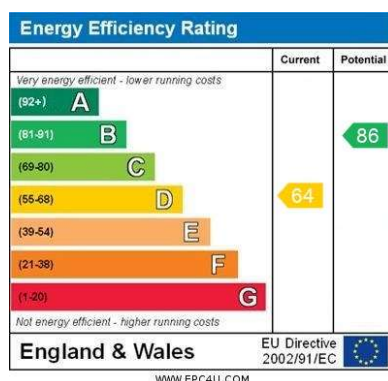
This oversized garage has an up and over door to the front elevation, and windows to the side and rear. The garage is equipped with both power and lighting.

Front Garden

The front garden is fully enclosed and laid primarily to lawn edged with borders containing a variety of mature plants, shrubs, trees and flowers. There is a further patio area which gives an alternative outdoor seating and entertaining space.

Council Tax

The property is in Band B.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

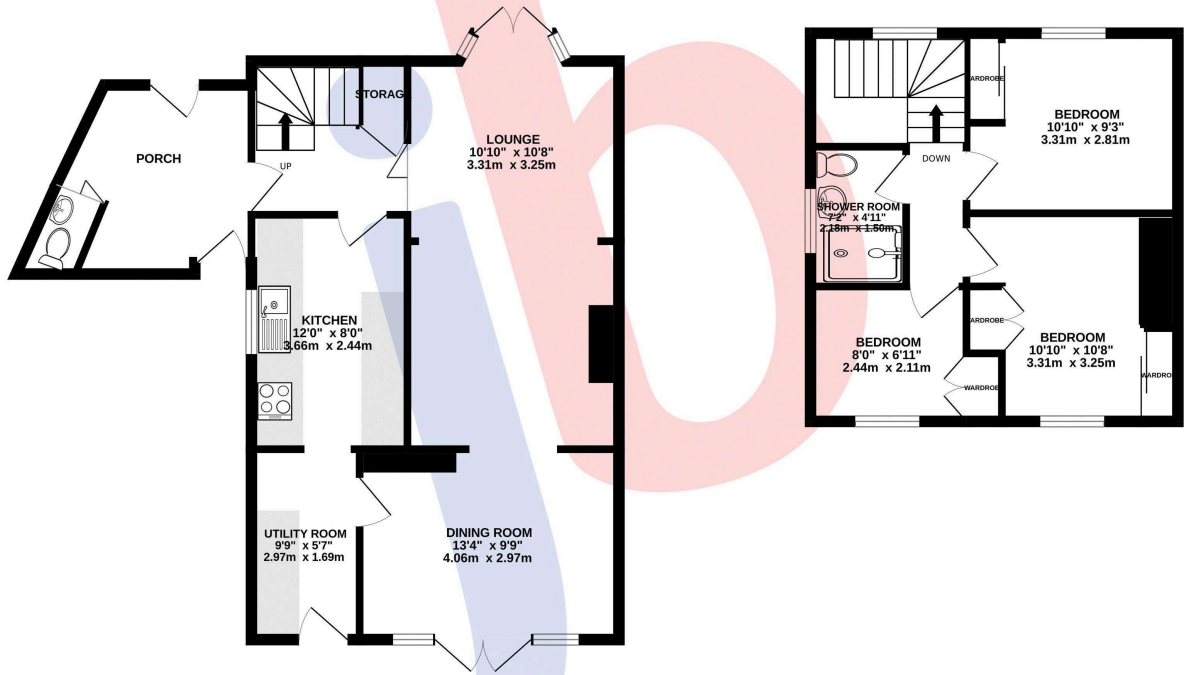
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007680 04 April 2026



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.3 sq.m.) approx.

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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