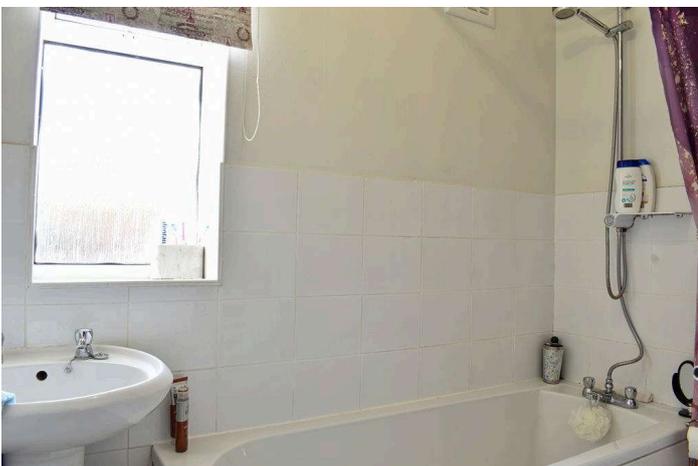
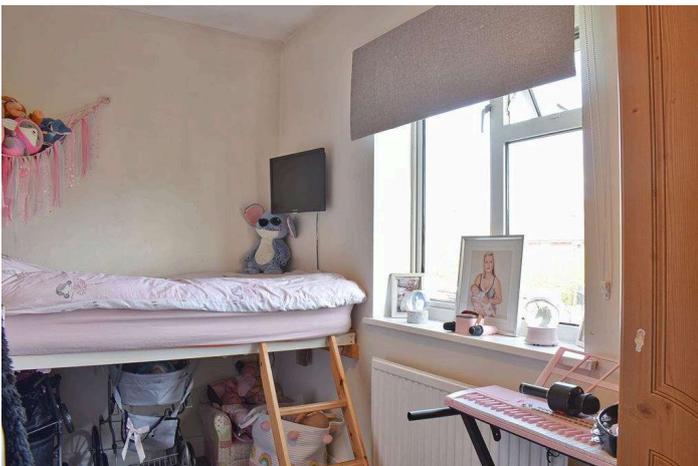


## Staunton Road, Newark NG24 4EX



**GUIDE PRICE £160,000 to £170,000.** A three bedroom (currently informally divided into four bedrooms) semi detached home situated in a popular location. In addition to the bedrooms, there are two reception rooms, kitchen, ground floor bathroom and first floor WC. There is off road parking and a substantial garden to the rear. This property represents excellent value for money and early viewing is essential.

**Guide Price £160,000 to £170,000**



## 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 a recently opened 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 which is located to the side, this leads into:

### Entrance Hallway

The entrance hallway has a window to the side elevation, the staircase rising to the first floor, and doors into the lounge and the bathroom. The hallway has a ceramic tiled floor, a ceiling light point and a radiator.

### Ground Floor Bathroom 7' 7" x 4' 5" (2.31m x 1.35m)

The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. There is a ceramic tiled floor, a ceiling light point and a radiator.

### Lounge 10' 9" x 10' 9" (3.27m x 3.27m)

This nicely proportioned reception room has a window to the front elevation and a door into the dining room. Accessed from the lounge is a useful storage cupboard. The lounge has wood laminate flooring, a ceiling light point and a radiator.

### Dining Room 10' 9" x 6' 5" (3.27m x 1.95m)

The dining room has a window to the rear elevation, the same wood laminate flooring as that of the lounge, a ceiling light point and a radiator. A door opening leads through into the kitchen.

### Kitchen 9' 11" x 6' 2" (3.02m x 1.88m)

The kitchen has a window to the rear elevation and a half glazed door providing access out to the garden. The kitchen is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a circular stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for both a larder fridge and freezer. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard. The kitchen has a ceramic tiled floor, a ceiling light point and a radiator.

## First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into three bedrooms and the WC.

### First Floor WC

This room has an opaque window to the front elevation, is fitted with a WC and pedestal wash hand basin and has a ceiling light point.

### Bedroom One 17' 7" x 8' 6" (5.36m x 2.59m) *(These dimensions are the original measurements of bedroom one)*

This bedroom has been informally sub-divided to provide a bedroom and either a large dressing room or, as currently used, as a fourth bedroom. The room has windows to the front and rear elevations, two ceiling light points and two radiators. The individual room sizes are 10' x 8' 5" and 8' 5" x 6' 11".

### Bedroom Two 12' 4" x 6' 2" (3.76m x 1.88m)

An excellent sized bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Three 8' 9" x 7' 6" (2.66m x 2.28m)

A good sized third bedroom with a window to the front elevation, a ceiling light point and a radiator. Sited above the staircase is a storage cupboard which also houses the Combi central heating boiler.

## Outside

To the front of the property is a substantial hardstanding which provides off road parking for two vehicles. A footpath leads down the side, past the front door and to gated access into the rear garden.

## Rear Garden

The substantial rear garden is fully enclosed and laid primarily to lawn with two artificial lawned areas to either end. The timber summerhouse and garden shed are included within the sale.

## Council Tax

The property is in Band A.

## **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

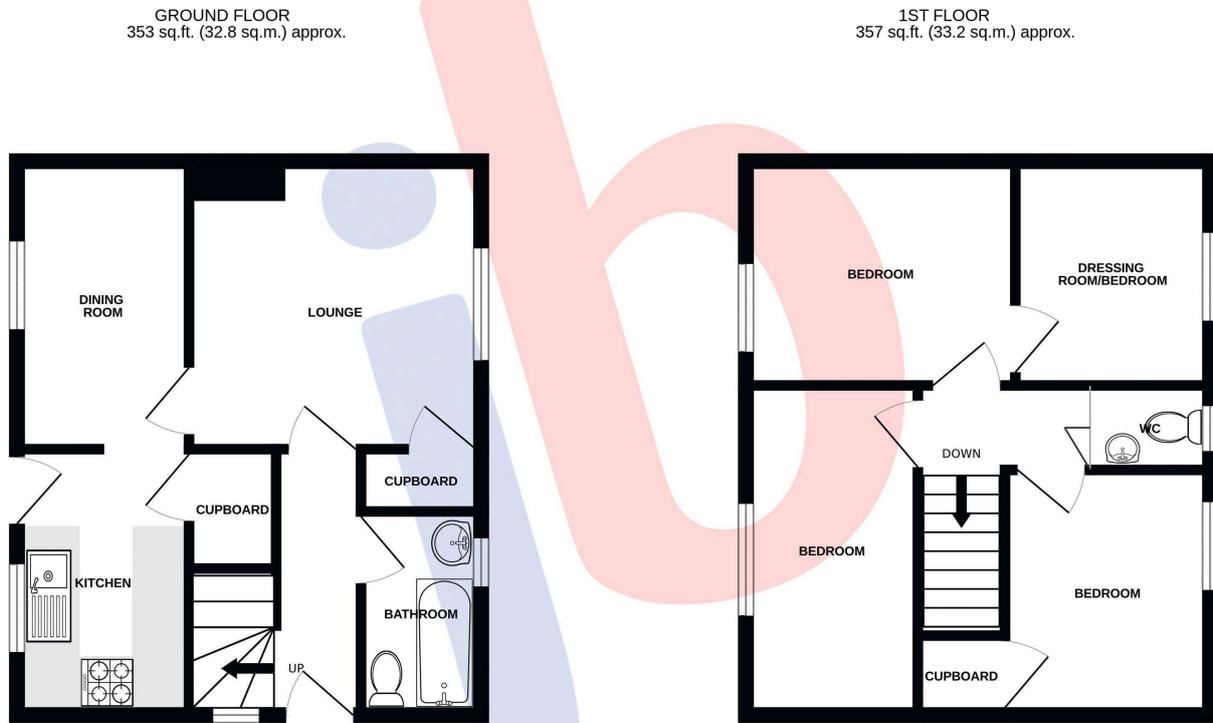
### Possession/Tenure

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

**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. 00004279 25 February 2026



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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