

Rufford Avenue, Newark NG24 4BD

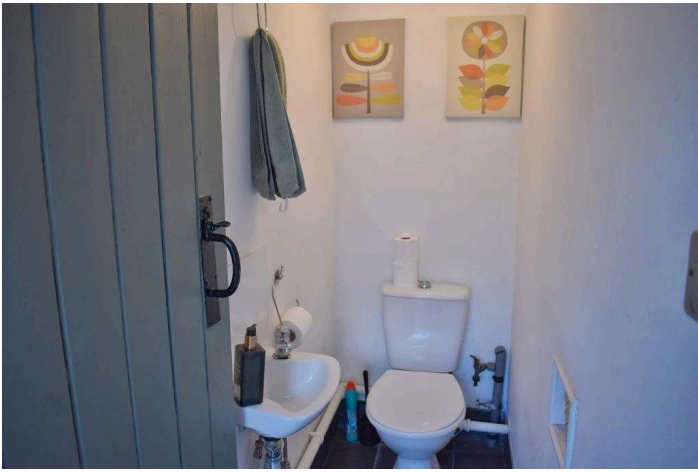
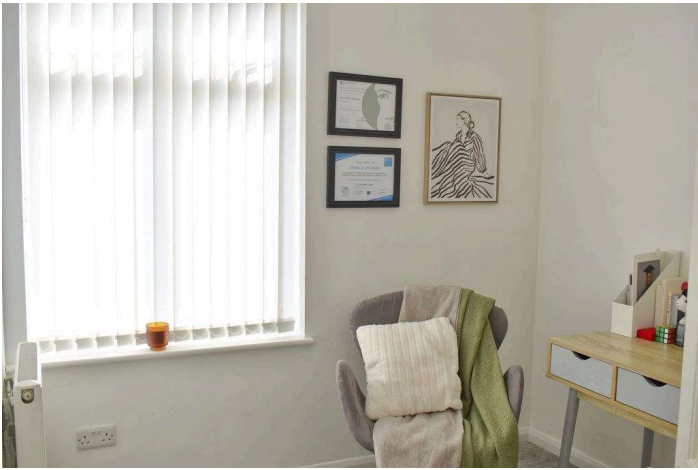


A traditional three bedroom semi detached family home situated in a popular residential area a short distance from the town centre and available for purchase with NO CHAIN. In addition to the three bedrooms, there are two reception rooms, a kitchen, conservatory, first floor bathroom, garage and useful outbuildings. The property is presented in superb condition throughout and early viewing is strongly recommended. Double glazing and gas central heating are installed.

£260,000









Situation and Amenities

This property is situated in a highly sought after residential location in the historic market town of Newark on Trent. 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include 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 of the property, this leads into:

Reception Hallway

This spacious reception hallway has the staircase rising to the first floor and doors providing access to the lounge and dining room. The hallway is enhanced with solid wood flooring and a picture rail. There is also a ceiling light point and a radiator.

Lounge 16' 4" x 11' 4" (4.97m x 3.45m) (excluding bay window)

This charming and well proportioned reception room has a bay window to the front elevation. The focal point of the lounge is the fireplace with log burning stove inset. The room has a picture rail, a ceiling light point and a radiator.

Dining Room 13' 3" x 9' 10" (4.04m x 2.99m)

A further excellent sized and well proportioned reception room which is open plan via an archway through to the kitchen. Glazed French doors lead into the conservatory. Accessed from the dining room and sited beneath the staircase is a useful storage cupboard. The dining room is complemented with the same flooring that flows through from the hallway, and has a ceiling light point and a radiator.

Kitchen 10' 1" x 5' 10" (3.07m x 1.78m)

The kitchen, as previously mentioned, is open plan via a large opening from the dining room. The kitchen has a window to the rear elevation overlooking the garden, and is fitted with an excellent range of wooden base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with gas hob and extractor hood above, and space for a vertical fridge/freezer. The kitchen has the same flooring that flows through from the dining room and a ceiling light point.

Conservatory 8' 11" x 8' 8" (2.72m x 2.64m)

The conservatory is of dwarf brick wall construction with a upvc frame, has triple aspect windows enjoying views across the garden, and a half glazed door leading out to the patio and garden beyond. The conservatory has bespoke fitted blinds, laminate flooring and a ceiling light point.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a ceiling light point. Access to the roof space is obtained from here.

Bedroom One 16' 4" x 11' 4" (4.97m x 3.45m)

An extraordinarily large double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Two 11' 7" x 8' 1" (3.53m x 2.46m)

A further double bedroom with a window to the rear elevation enjoying views across the garden. There is a ceiling light point and a radiator.

Bedroom Three 7' 11" x 7' 10" (2.41m x 2.39m)

A good sized third bedroom having a window to the side elevation. The bedroom is currently utilised as a home office/study and has a ceiling light point and a radiator.

Bathroom

The well appointed bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part metro tiling to the walls, recessed ceiling spotlights and a heated towel rail.

Outside

The property stands on an excellent plot and to the front is a well maintained hard landscaped garden edged with borders containing a number of shrubs, plants and flowers, adjacent to this is the driveway providing off road parking and in turn leading down to the front door and garage.

Garage 17' 2" x 9' 3" (5.23m x 2.82m)

The garage has an electrically operated roller shutter door to the front elevation, a sliding door also providing access, and an opaque window to the side. The garage is equipped with power and lighting. Situated next to the garage is the outside WC.

Outside WC

Fitted with a WC, wash hand basin and a ceiling light point.

Utility Room 9' 8" x 6' 11" (2.94m x 2.11m)

The utility room is located next to the WC, it has an opaque window to the side elevation, a dormer window to the front and is equipped with both power and lighting. The room has space and plumbing for a washing machine and also provides a useful storage facility.

Store Room

This is situated next to the utility room.

Rear Garden

The south east facing rear garden is of an excellent size, fully enclosed and enjoys a high degree of privacy. The garden comprises a shaped lawn edged with well maintained and tiered borders containing a vast array of mature shrubs, plants and trees. Situated adjacent to the rear of the house is a sizeable patio area which provides a wonderful outdoor seating and entertaining space.

Council Tax

The property is in Band C.

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

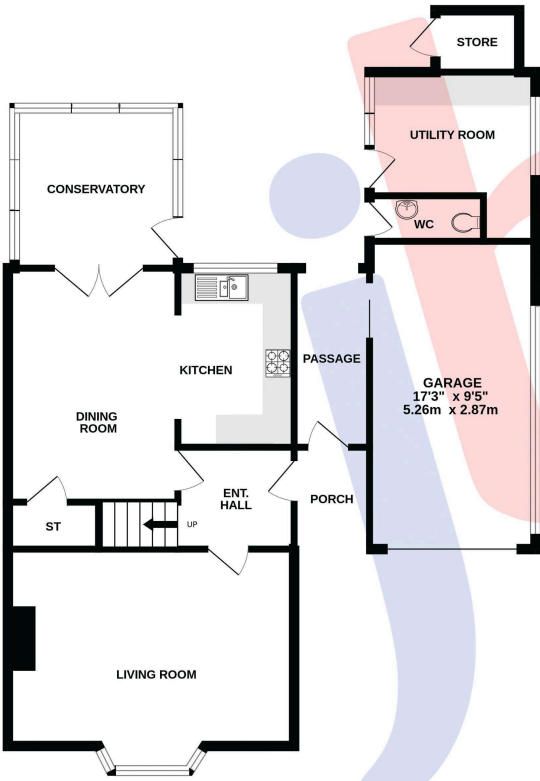
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

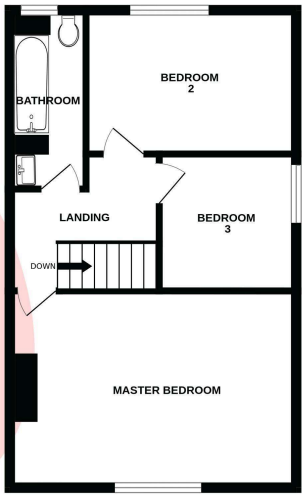
Services/Referral Fees

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: Chattertons Solicitors - £120.00 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. 00007821 28 July 2026

GROUND FLOOR



1ST FLOOR



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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