

The Paddocks, Newark NG24 1SS

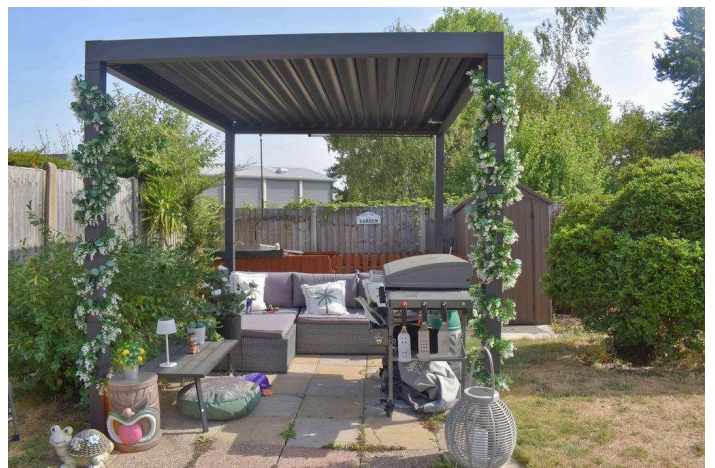
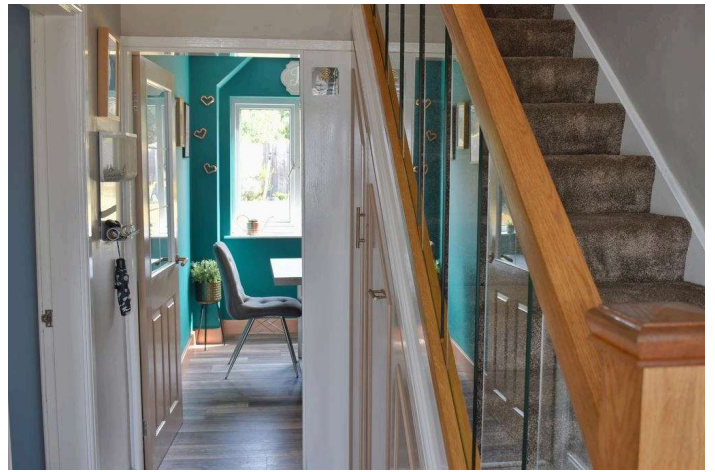
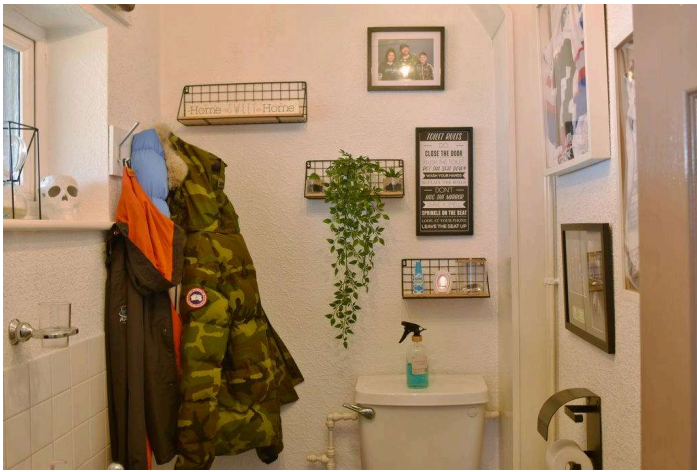


GUIDE PRICE £375,000 to £395,000. A comprehensively refurbished detached family home, occupying a larger-than-average plot within a highly desirable residential location. Finished to an exceptional standard throughout, this impressive property has accommodation including four bedrooms, bathroom, open plan living area, dining room, cloakroom, a superb kitchen/breakfast room, utility and sauna. Viewing is essential.

Guide Price £375,000 to £395,000







Situation and Amenities

This property is situated in a highly sought after residential location just off London Road 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, this leads into:

Entrance Porch

The property is accessed via a porch to the front and this has a further door leading into the reception hallway.

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors into the ground floor cloakroom, the living room, the breakfast kitchen and dining room. The hallway is complemented with LVT flooring and also has a ceiling light point.

Ground Floor Cloakroom/WC 7' 10" x 4' 4" (2.4m x 1.33m)

The cloakroom has an opaque window to the front elevation and is fitted with a wash hand basin and low level WC. The room has LVT flooring, a radiator and a ceiling light point.

Living Room 22' 4" x 12' 10" (6.81m x 3.92m)

This fabulous sized and well proportioned reception room has a large window to the front elevation and sliding doors leading out into the rear garden. The living room has recessed ceiling spotlights, the same LVT flooring and two double radiators.

Dining Room 9' 4" x 9' 4" (2.84m x 2.84m)

The dining room has a large window overlooking the garden and is enhanced with the same LVT flooring. The room has a radiator and gold effect light fitments.

Kitchen/Breakfast Room 17' 3" x 8' 11" (5.27m x 2.71m)

This superb room has a window overlooking the garden, and is fitted with an excellent range of contemporary base and wall units with quartz work surfaces. There is a one and a half bowl sink, and integrated appliances include an oven, a Lamona induction hob with extractor above, and a dishwasher. In addition there is space for a fridge/freezer. The kitchen also has a breakfast bar and LVT flooring. The central heating boiler is located here. From the kitchen a door leads into the utility, this in turn leads to the sauna and changing area.

Utility Room 11' 1" x 10' 0" (3.39m x 3.06m)

The utility room has a glass roof lantern and French doors leading out to the garden. The room is fitted with a range of base and wall units with wooden work surfaces, and has space and plumbing for both a washing machine and a tumble dryer. There is also an open shower, recessed ceiling spotlights, a heated towel rail and LVT flooring. A door leads into the changing area.

Changing Area 10' 0" x 5' 4" (3.06m x 1.62m)

This area is fitted with a two person sauna and has LVT flooring, a ceiling light point and a personnel door into the garage.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which provides access to all four bedrooms and the bathroom. The landing has a ceiling light point.

Master Bedroom 12' 11" x 12' 6" (3.94m x 3.8m)

A great sized double bedroom with a large window to the front elevation, a radiator, an open fronted wardrobe, a ceiling light/fan and a feature wood panelled wall.

Bedroom Two 13' 1" x 12' 4" (3.99m x 3.76m)

A wonderful sized double bedroom with a large window to the front elevation overlooking the garden, a radiator, a contemporary light fitment and wall brackets for a TV.

Bedroom Three 9' 1" x 8' 10" (2.77m x 2.70m)

A further double bedroom with a window to the rear elevation. The room is currently utilised as a dressing room and has a radiator and a ceiling light point.

Bedroom Four 9' 11" x 8' 10" (3.02m x 2.69m)

Bedroom four is also a double and has a window to the rear elevation, a contemporary light fitment and a radiator.

Bathroom 8' 9" x 5' 5" (2.67m x 1.65m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath, wash hand basin and low level WC. The bathroom is complemented with LVT flooring and also has a radiator, a ceiling light point and an extractor fan.

Outside

To the front of the property is a large garden area, and a driveway providing off road parking for several vehicles, this in turn leads to the garage. Also to the side is a carport. Gated access leads to the rear garden.

Attached Garage 18' 10" x 9' 5" (5.73m x 2.87m)

The garage has an electric roller door to the front and is equipped with both power and lighting. A personnel door leads into the changing area.

Rear Garden

The rear garden is of a good size and enjoys a high degree of privacy. The garden is mainly laid to lawn and contains borders containing mature shrubs. The pergola is included within the sale.

Council Tax

The property is in Band D.

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

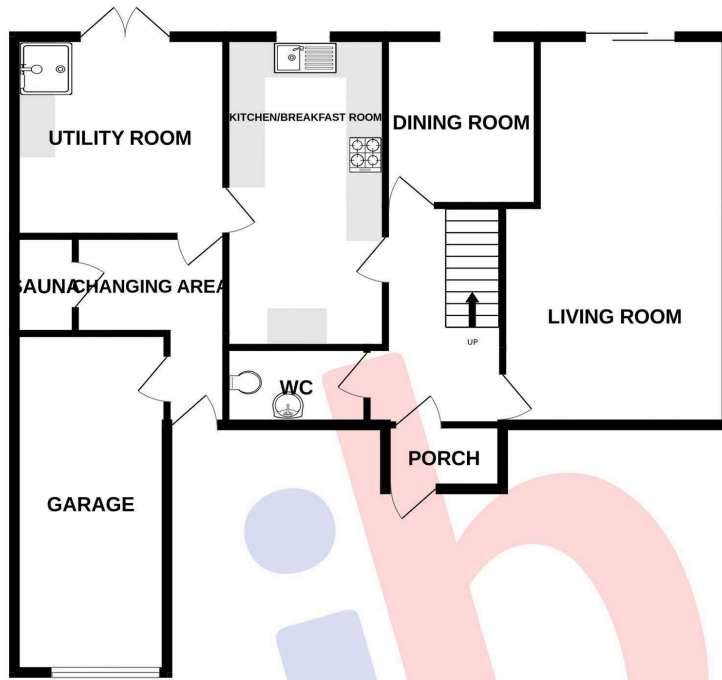
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

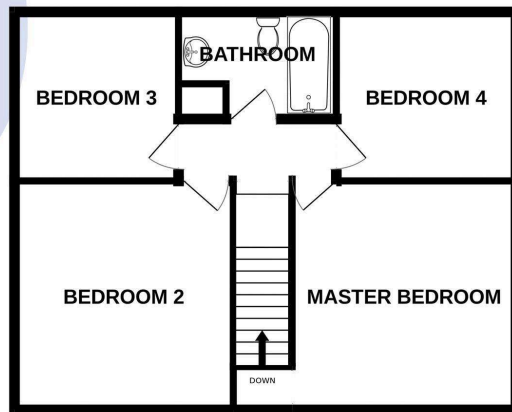
Services/Referral Fees

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. 00007817 24 July 2026

GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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