

Jon Brambles

ESTATE AGENTS



Wolsey Road, Newark NG24 2BJ



A beautifully appointed and recently refurbished three bedroom semi detached property situated in this popular residential area a short distance from the town centre. In addition to the three bedrooms, there is a nicely proportioned lounge, superb dining kitchen and first floor shower room. The property has a driveway providing off road parking, and an enclosed garden to the rear with large timber shed and brick outhouse. Double glazing and gas central heating are installed. Early viewing is very highly recommended.

£190,000

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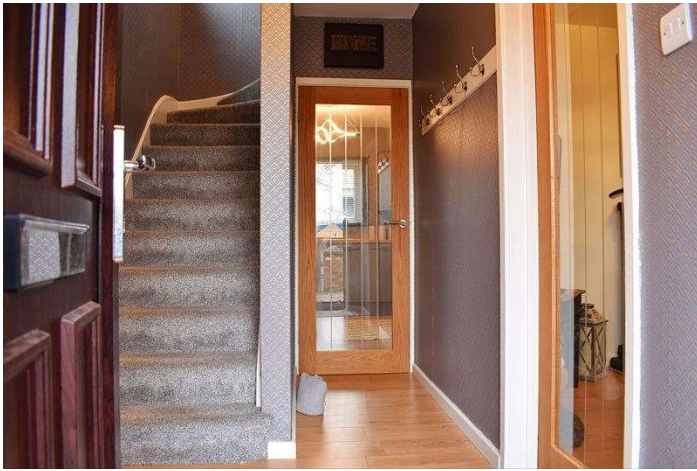
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sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ







Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, an opaque window to the side elevation and glazed doors providing access to the lounge and the dining kitchen. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 13' 1" x 12' 6" (3.98m x 3.81m) (at widest points)

This good sized and well proportioned reception room has a bow shaped window to the front elevation. The focal point of the lounge is the feature fireplace with open fire (not tested by the agent). The room is further enhanced with the same flooring that flows through from the hallway, and also has a ceiling light point and a radiator.

Dining Kitchen 19' 6" x 9' 11" (5.94m x 3.02m) (at widest points)

This fabulous dining kitchen is the heart of the home, has dual aspect windows to the rear and side elevations, and glazed French doors leading out into the garden. The recently re-fitted kitchen comprises an excellent range of base and wall units, complemented with contemporary square edge work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances include an eye level oven, induction hob with extractor hood above, washing machine, dishwasher, fridge and freezer. The dining kitchen is of sufficient size to accommodate a large dining table and has the same flooring, two ceiling light points and a vertical radiator. Within the dining area are two useful storage cupboards, one of which is located at the side of the chimney breast and the other beneath the staircase.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has an opaque window to the side elevation and doors into all three bedrooms and the shower room. Access to the loft space is obtained from the landing.

Bedroom One 12' 7" x 11' 0" (3.83m x 3.35m) (at widest points)

A superb double bedroom with two windows to the front elevation, a useful wardrobe recess, picture rail, a ceiling light point and a radiator.

Bedroom Two 10' 10" x 9' 11" (3.30m x 3.02m)

A further excellent sized double bedroom, having a window to the rear elevation. This bedroom has an open faced wardrobe, a ceiling light point, picture rail and a radiator.

Bedroom Three 9' 2" x 8' 2" (2.79m x 2.49m)

This bedroom has a window to the front elevation, a purpose built single bed located above the staircase bulkhead, a ceiling light point and a radiator.

Shower Room 8' 1" x 7' 8" (2.46m x 2.34m)

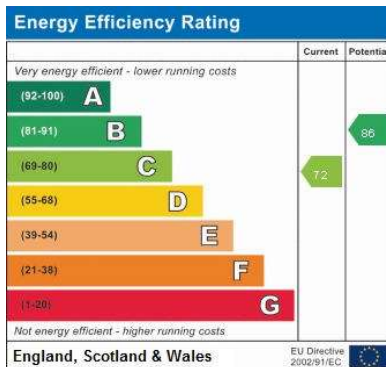
The 'L' shaped shower room has an opaque window to the side and is fitted with a walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and storage beneath, and a WC. There is a ceiling light point, an extractor fan and a heated towel rail installed. Also located in the shower room is a cupboard housing the central heating boiler. The shower room is complemented with a combination of laminate flooring and mermaid board.

Outside

To the front of the property is a gravelled driveway which provides off road parking. To the side is gated access which leads around to the rear garden. The rear garden is of an excellent size and fully enclosed. There is a patio area adjacent to the rear of the property which provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid primarily to lawn. Located at the foot of the garden is a large timber shed (approximately 13'10" x 9'11") and this is included within the sale. There is also a brick outhouse (10'4" x 7'1") providing further storage.

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 Freehold.

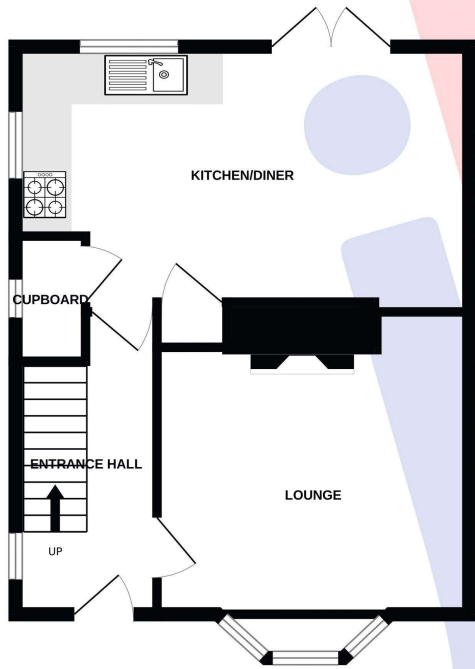
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

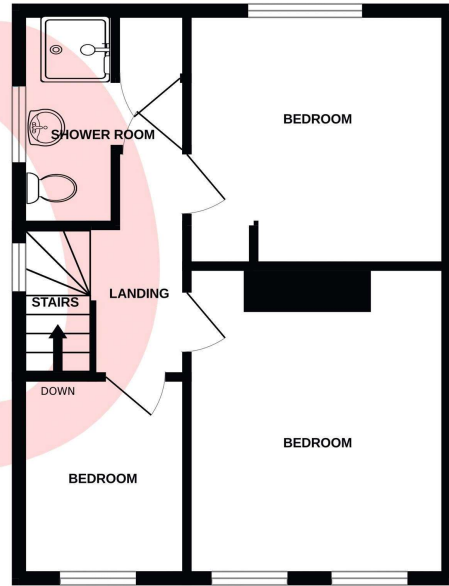
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006871 31 January 2024



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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