

Jon Brambles

ESTATE AGENTS



Syerston Way, Newark NG24 2SU



GUIDE PRICE £400,000 to £425,000. A substantial five bedroom three storey detached family home situated on this very popular residential development. In addition to the five bedrooms, the property has two reception rooms, an excellent sized breakfast kitchen and utility, ample off road parking and a tandem double garage. The property is double glazed and gas centrally heated, and early viewing is very strongly recommended to appreciate this delightful family home.

Guide Price £400,000 to £425,000

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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:

Spacious Reception Hallway

The spacious reception hallway has the dogleg staircase rising to the first floor, and provides access to the cloakroom, the lounge, breakfast kitchen and dining room/study. The hallway has ceramic tiled flooring, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and pedestal wash hand basin. The cloakroom also has ceramic floor tiling, part ceramic tiled walls, a ceiling light point and a radiator.

Lounge 20' 4" x 11' 3" (6.19m x 3.43m)

This large and very well proportioned reception room has a window to the front elevation and French doors leading out to the rear garden. The focal point of the lounge is the feature fireplace with living flame gas fire inset and sat on a marble effect hearth. The lounge has cornice to the ceiling, wall light points and two radiators.

Dining Room 11' 3" x 9' 0" (3.43m x 2.74m)

This good sized second reception room has a window to the front elevation and would serve equally well as a formal dining room, sitting room or study. The room has cornice to the ceiling, a ceiling light point and a radiator.

Breakfast Kitchen 14' 2" x 13' 11" (4.31m x 4.24m)

This excellent sized breakfast kitchen is the heart of the family home and has a window and French doors to the rear elevation, and a door leading through into the utility room. The kitchen is fitted with a comprehensive range of base and wall units, including display cabinets, with contrasting roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, dishwasher, fridge and freezer. The breakfast kitchen is of sufficient size to comfortably accommodate a large dining table, and has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Utility Room 6' 4" x 5' 10" (1.93m x 1.78m)

The utility room has a half glazed door leading out to the garden, and is fitted with base and wall units to match those of the kitchen. There is a further sink, and space and plumbing for both a washing machine and a tumble dryer. The central heating boiler is located in the utility room. The utility room has the same ceramic tiled flooring as that of the kitchen, a ceiling light point, an extractor fan and a radiator.

First Floor Landing

As previously mentioned, the dogleg staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation. From the landing the staircase continues to the second floor, and there are doors leading into three bedrooms and the family bathroom. The first floor landing also has a door into the airing cupboard, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 14' 1" x 11' 4" (4.29m x 3.45m)

A good sized double bedroom with a window to the front elevation. This room has two fitted double wardrobes, cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite to Bedroom Two 11' 3" x 4' 0" (3.43m x 1.22m) (plus door recess)

The en-suite has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has part ceramic wall tiling and recessed ceiling spotlights. In addition there is a shaver's socket, an extractor fan and a radiator.

Bedroom Five 9' 0" x 6' 8" (2.74m x 2.03m)

A single bedroom or study, having a window to the front elevation. This bedroom has a single fitted wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 11' 3" x 9' 0" (3.43m x 2.74m)

A double bedroom with a window to the rear elevation overlooking the garden. This bedroom has a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom 10' 6" x 6' 4" (3.20m x 1.93m)

The family bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is a walk in shower cubicle with mains shower fitted. The bathroom has part ceramic wall tiling and recessed ceiling spotlights. There is also a shaver's socket, an extractor fan and a radiator installed.

Second Floor Landing

The staircase rises from the first floor to the second floor landing which has a dormer window to the front elevation, and provides access to bedrooms one and three, and the second floor cloakroom. The landing has cornice to the ceiling, a ceiling light point and a radiator.

Second Floor Cloakroom

This cloakroom is fitted with a pedestal wash hand basin and WC.

Bedroom One 16' 11" x 11' 4" (5.15m x 3.45m) (excluding wardrobes)

A fabulous sized double bedroom with a dormer window to the front elevation, and two further windows to the side. This bedroom has two fitted double wardrobes, a ceiling light point and two radiators. A door leads through to the en-suite shower room.

En-suite to Bedroom One 10' 8" x 5' 6" (3.25m x 1.68m)

The en-suite has a Velux window to the rear elevation and is fitted with a double width walk in shower shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite has part ceramic wall tiling, recessed ceiling spotlights, a shaver's socket, an extractor fan and a radiator.

Bedroom Three 16' 9" x 9' 0" (5.10m x 2.74m)

A further excellent sized double bedroom with a dormer window to the front elevation and two further windows to the side. This room also has two fitted double wardrobes, a ceiling light point and two radiators. Access to the roof space is obtained from bedroom three.

Outside

The front garden has been block paved for ease of maintenance, bordered by wrought iron railings, and a footpath leads to the front door. Situated adjacent to the block paving is the driveway which provides ample off road parking, and via double wooden gates continues down the side of the property to the rear garden. The driveway in turn leads to the detached garage.

Detached Tandem Garage 33' 7" x 8' 4" (10.23m x 2.54m)

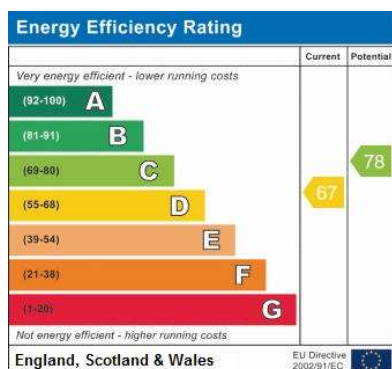
The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed and comprises a shaped lawn edged with well stocked borders, and wrought iron railings. There is a sizeable patio area situated towards the rear of the garden and this in turn provides an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band F.



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

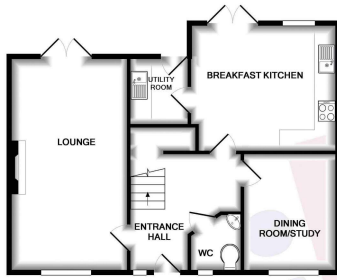
Possession/Tenure

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

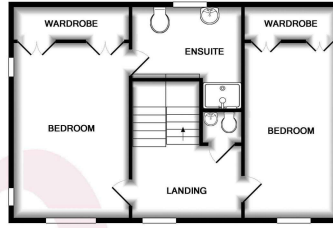
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

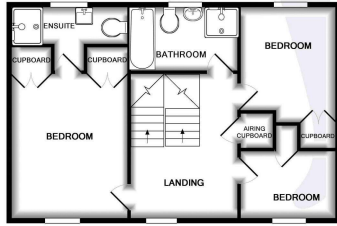
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006544 09 June 2023



GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ. FT.
(62.8 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 629 SQ. FT.
(58.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ. FT.
(58.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1932 SQ. FT. (179.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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