

Jon Brambles

ESTATE AGENTS



Fairway, Newark NG24 4RN



An exceptionally spacious (almost 2,000 sq. ft) detached property situated within this highly sought after cul-de-sac location. This large residence provides flexible accommodation including four bedrooms, five reception rooms, a dining kitchen, bathroom and en-suite to the master. The property has off road parking, a garage and a rear garden with open aspect. Double glazing and gas central heating are installed. Early viewing is strongly recommended to appreciate this superb home.

Offers Over £350,000

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sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ









Situation and Amenities

Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose and Marks & Spencer. For the commuter the A1 trunk road offers easy access to the north and south of the country. Route 64 of the National Cycle Network runs from Market Harborough to Lincoln. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The reception hallway has the staircase rising to the first floor and doors providing access to the ground floor cloakroom, the lounge and the dining kitchen. The hallway has wood laminate flooring, cornice to the ceiling, a radiator and recessed ceiling spotlights.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The cloakroom has the same flooring that flows through from the hallway, cornice to the ceiling, a recessed ceiling spotlight and a radiator.

Lounge 17' 10" x 12' 10" (5.43m x 3.91m) (at widest points)

This excellent sized and well proportioned reception room has a picture window to the front elevation. The focal point of the lounge is the feature fireplace with living flame gas fire inset. This delightful room also has cornice to the ceiling, both wall and ceiling light points and a radiator. From here a door leads through into the family room.

Family Room 17' 11" x 12' 0" (5.46m x 3.65m)

This reception room has a window to the side elevation enjoying open views, and French doors leading out into the garden. Further doors lead into the breakfast kitchen and the play room. The family room has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Play Room 13' 11" x 9' 10" (4.24m x 2.99m) (at widest points)

A further useful and very versatile reception room having French doors providing access to the garden. Currently utilised as a play room, this room would serve equally well as an additional home office/study, TV lounge or gym. The play room has wood laminate flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Dining Kitchen 22' 10" x 9' 9" (6.95m x 2.97m)

This fabulous sized dining kitchen is the heart of the home and has a window to the rear elevation and doors into the hallway, sitting room, formal dining room, utility and study. Also located within the dining kitchen and sited beneath the staircase is a large and useful storage cupboard. The kitchen area is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel Franke sink, and integrated appliances include a double oven, gas hob with extractor hood above, microwave and dishwasher. In addition there is space for a vertical fridge/freezer. The dining kitchen is of sufficient size to accommodate a large dining table and has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Formal Dining Room 12' 10" x 8' 3" (3.91m x 2.51m)

The formal dining room has French doors enjoying views of and providing access out to the garden, and a high level window to the side elevation. Whilst originally designed as a formal dining room and sitting adjacent to the kitchen, this room is currently

utilised as an additional and sizeable home office/study. The room has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Utility Room 8' 0" x 5' 11" (2.44m x 1.80m)

The utility room has a half glazed door to the side elevation and a further door into the study. The room is fitted with base units and has a stainless steel sink, together with space and plumbing for both a washing machine and a tumble dryer. From here there is access to the roof space above the extension. The utility room has the same flooring that flows through from the kitchen, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Study 7' 10" x 6' 4" (2.39m x 1.93m)

The study has a window to the side elevation and can be accessed from both the kitchen and the utility room. There is also a personnel door leading to the garage. The study has wood laminate flooring, recessed ceiling spotlights and a radiator.

First Floor Landing

As mentioned, the staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into all four bedrooms and the family bathroom. The landing has cornice to the ceiling, two ceiling light points and a radiator. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 17' 6" x 12' 9" (5.33m x 3.88m)

A stunning master bedroom with a window to the side elevation, and a window and glazed door to the rear providing access to the balcony and enjoying views across the garden and open aspect beyond. This large bedroom has cornice to the ceiling, recessed ceiling spotlights and a radiator. There is further access to the loft space from this bedroom. A door leads into the en-suite shower room.

En-suite Shower Room 12' 10" x 4' 1" (3.91m x 1.24m)

The en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with multi-jet shower and curved shower screen. There is a pedestal wash hand basin and WC. The en-suite has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 12' 10" x 11' 10" (3.91m x 3.60m)

An excellent sized double bedroom with a large window to the front elevation. This bedroom has a useful fitted storage cupboard, light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 9' 2" x 8' 7" (2.79m x 2.61m)

A double bedroom with a window to the side elevation, a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 9' 5" x 7' 7" (2.87m x 2.31m) (plus door recess)

A very good sized fourth bedroom having a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom also has a useful fitted storage cupboard which is sited above the staircase.

Family Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

The bathroom has an opaque window to the side elevation and is fitted with a contemporary white suite comprising spa bath with mains powered multi-jet shower above, and curved shower screen. There is a pedestal wash hand basin and a WC. The bathroom has a ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Outside

To the front of the property is a substantial block paved driveway which provides off road parking for several vehicles and in turn leads to the garage and the front door. There is gated access either side of the property leading around to the rear garden.

Garage 15' 11" x 8' 1" (4.85m x 2.46m)

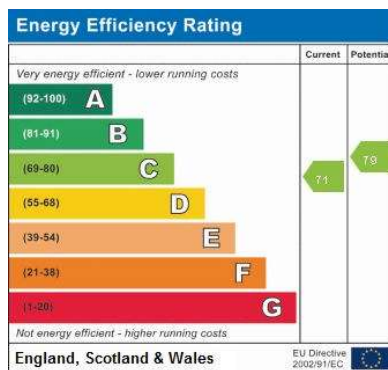
The garage has an electrically operated up and over door the front elevation and is equipped with power and lighting.

Rear Garden

The rear garden is of a good size and fully enclosed with open aspects to the rear and side. There is a sizeable patio area which wraps around the rear and side of the property and provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid predominantly to lawn and contains a number of mature shrubs and plants. The large timber summerhouse is included within the sale.

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

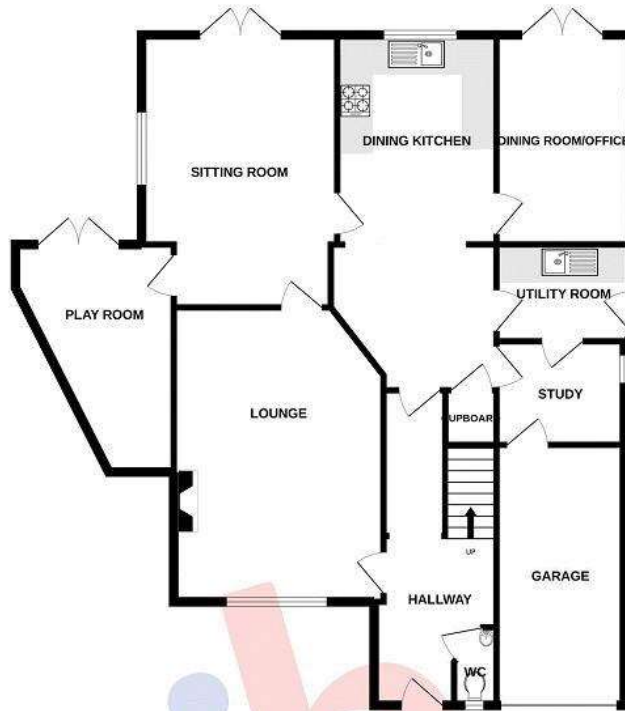
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00006395 21 September 2023

GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.5 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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