

Jon Brambles

ESTATE AGENTS



Winstanley Drive, Newark NG24 2GD



A very well presented four bedroom detached family home situated on this highly desirable residential development on the outskirts of Newark. In addition to the four bedrooms, the property has two reception rooms, a conservatory, fitted kitchen with utility area, cloakroom, bathroom and en-suite to the master. There is off road parking, an integral garage and an enclosed garden to the rear. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

£295,000

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Situation and Amenities

The market town of Newark on Trent is abundant with historic features including the Castle, Church and market square. Newark also 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 Waitrose and Marks & Spencer food, as well as fine restaurants, public houses and cafes. 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 A LITTLE OVER AN HOUR.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, lounge, dining room and kitchen. The hallway is complemented with light coloured cushion flooring, and also has a useful storage cupboard, cornice to the ceiling, two ceiling light points and a radiator.

Ground Floor Cloakroom

The cloakroom, which is sited beneath the staircase, is fitted with a WC and pedestal wash hand basin and has the same cushion flooring as that of the hallway. There is also a ceiling light point, an extractor fan and a radiator.

Lounge 14' 3" x 10' 7" (4.34m x 3.22m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the front elevation with fitted shutters, and French doors providing access into the dining room giving an excellent flow to the ground floor accommodation. The focal point of the lounge is the feature fireplace with living flame gas fire inset and sat on a marble effect hearth. The room also has the same flooring that flows through from the hallway, cornice to the ceiling, two ceiling light points and two radiators.

Dining Room 9' 6" x 8' 9" (2.89m x 2.66m)

Also a well proportioned reception room and, as previously mentioned, has glazed French doors from the lounge. A further set of French doors provide access to the conservatory, and a door leads into the hallway. The dining room has the same cushion flooring, cornice to the ceiling, a ceiling light point and a radiator.

Conservatory 13' 3" x 9' 11" (4.04m x 3.02m)

The upvc conservatory enjoys views across the garden, and glazed French doors lead out into the garden. Once again the conservatory has the same cushion flooring that flows throughout the ground floor.

Kitchen 10' 0" x 8' 10" (3.05m x 2.69m)

The kitchen has two windows to the rear elevation and is fitted with a good range of wooden base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated double oven with gas hob and extractor hood above, and space and plumbing for a dishwasher. The kitchen is of sufficient size to accommodate a small dining table, has the same cushion flooring, a ceiling light point and a radiator. The kitchen is open plan through to the utility area.

Utility Area 7' 10" x 5' 5" (2.39m x 1.65m)

Within the utility area is space and plumbing for both a washing machine and a tumble dryer, and further space for a vertical fridge/freezer. The central heating boiler is located here. The utility area has a ceiling light point and a half glazed door leading out to the garden.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which provides access to all four bedrooms and the family bathroom. The landing has a ceiling light point. The airing cupboard and access to the roof space are located on the landing.

Master Bedroom 13' 5" x 11' 3" (4.09m x 3.43m) (excluding wardrobes)

An excellent sized double bedroom with a window to the front elevation. This bedroom has twin fitted double wardrobes, light coloured cushion flooring, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 7' 5" x 4' 7" (2.26m x 1.40m) (at widest points)

The en-suite has an opaque window to the side and is fitted with a walk in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is enhanced with ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, shaver socket and a radiator.

Bedroom Two 12' 4" x 11' 11" (3.76m x 3.63m) (at widest points)

This 'L' shaped double bedroom has two dormer windows to the front elevation, a fitted double wardrobe, cushion flooring, a ceiling light point and two radiators. The room benefits from additional storage space within the eaves.

Bedroom Three 9' 4" x 8' 10" (2.84m x 2.69m) (plus door recess)

A further double bedroom having a window to the rear elevation, cushion flooring, a ceiling light point and a radiator.

Bedroom Four 8' 7" x 6' 11" (2.61m x 2.11m)

This fourth bedroom has a window to the rear elevation, a ceiling light point and a radiator. This room is currently utilised as a home office/study.

Family Bathroom 6' 11" x 6' 10" (2.11m x 2.08m)

The well appointed family bathroom is fitted with a contemporary white suite comprising a 'P' shaped bath with mains rainwater head shower above, wash hand basin and WC. The bathroom is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

To the front of the property is a hard landscaped garden for ease of maintenance, adjacent to which is the driveway which provides off road parking and in turn leads to the integral garage. A footpath leads down the side of the property to the rear garden.

Rear Garden

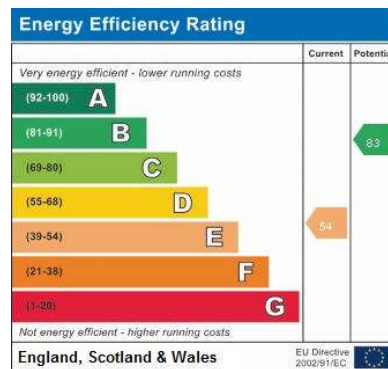
The rear garden is fully enclosed and laid primarily to lawn edged with well stocked borders containing a variety of mature shrubs and plants. There is a hard landscaped area adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space.

Integral Garage 16' 7" x 8' 1" (5.05m x 2.46m)

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

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

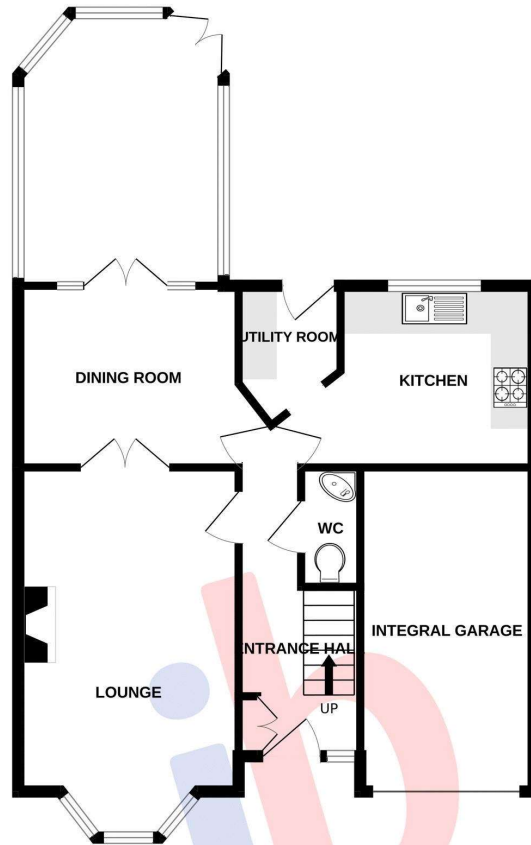
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00004048 14 September 2023

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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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