

Jon Brambles

ESTATE AGENTS



Valley Prospect, Newark NG24 4QN



GUIDE PRICE £400,000 to £420,000. A substantially extended three bedroom chalet bungalow situated in this very sought after location. The property has been extensively refurbished by the present owners to an exceptionally high specification, and has accommodation including a large lounge, bedroom/sitting room with accompanying en-suite, fabulous breakfast kitchen, utility/WC and store on the ground floor, with two double bedrooms and a bathroom on the first floor. This superb property also has off road parking, a garage and delightful garden. Early viewing is essential to appreciate this wonderful home.

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Situation and Amenities

The property is situated a short distance from Newark town centre. 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.

REFURBISHMENTS BY THE VENDOR

We have been informed by the current vendors that they carried out the following works to the property between April and November 2023. BELOW GROUND: fibre optic broadband cabling laid; drains repaired. FLOOR LEVEL: flooring replaced and levelled; underfloor heating downstairs; step to garage reconfigured; new flooring/carpets throughout. GENERAL: new kitchen diner area; new kitchen with Quooker; new wiring and electrics throughout; 2 new bathrooms; new utility room; new back door; new staircase; new doors; decoration throughout. ROOF SPACE: new insulation throughout; new access point.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the feature staircase with glass balustrade rising to the first floor, and provides access to the breakfast kitchen, utility/cloakroom and the lounge. The hallway has cornice to the ceiling, two ceiling light points and under-floor heating which flows throughout the ground floor.

Lounge 22' 2" x 9' 11" (6.75m x 3.02m)

This delightful reception room has a window to the front elevation, and patio doors to the rear providing access to the garden. The lounge has cornice to the ceiling and a combination of recessed ceiling spotlights and wall light points.

Utility/Cloakroom 7' 10" x 6' 9" (2.39m x 2.06m)

This very useful dual purpose room has work surfaces with base units and a stainless steel sink. The room has space and plumbing for both a washing machine and a tumble dryer, recessed ceiling spotlights and an extractor fan. Also located here is a WC. A half glazed door leads out to the garden.

Breakfast Kitchen 22' 3" x 15' 3" (6.78m x 4.64m) (at widest points)

This fabulous breakfast kitchen is the heart of the home and has dual aspect windows to the front and rear elevations, and two doors providing access to the hallway. Further doors lead into the ground floor bedroom/sitting room, and the large pantry. The kitchen area itself is fitted with an excellent range of quality base and wall units, complemented with quartz work surfaces and matching splash backs. There is a twin stainless steel sink with Quooker tap and integrated appliances include an eye level double oven, one of which is a combination microwave, warming drawer and dishwasher. The central island incorporates the induction hob with extractor hood above, and also further storage and a breakfast bar. The breakfast kitchen is of sufficient size to comfortably accommodate a large dining table together with occasional furniture, and is further complemented with cornice to the ceiling and recessed ceiling spotlights. The central heating boiler is located in the kitchen.

Walk-in Pantry 7' 5" x 6' 7" (2.26m x 2.01m)

This room has an opaque window to the side and is equipped with both power and lighting. A personnel door leads into the garage.

Ground Floor Bedroom/Sitting Room 15' 5" x 11' 1" (4.70m x 3.38m)

This versatile room has dual aspect windows to either side, and French doors leading out to the patio and garden beyond. Currently utilised as a home office/study, the room works equally well as an additional reception room or ground floor bedroom if required. The bedroom/sitting room has cornice to the ceiling and recessed ceiling spotlights.

Ground Floor Shower Room 7' 9" x 6' 3" (2.36m x 1.90m)

This well appointed shower room has an opaque window to the side and is fitted with a walk-in shower with electric shower fitted, contemporary vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with a ceramic tiled floor and part ceramic tiled walls, together with recessed ceiling spotlights. There is also a heated towel rail and an extractor fan. From here a door provides access to the store room.

Store Room 8' 1" x 5' 11" (2.46m x 1.80m)

This useful room has a window to the rear elevation and can also be accessed via an external door from the garden. The store room is equipped with power and lighting.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into two double bedrooms and the bathroom. The landing has cornice to the ceiling and a ceiling light point.

Bedroom One 13' 6" x 13' 5" (4.11m x 4.09m) (excluding wardrobes)

A large double bedroom with a dormer window to the front elevation., recessed ceiling spotlights and a radiator. There is a comprehensive suite of fitted bedroom furniture including wardrobes and dressing table.

Bedroom Two 13' 6" x 12' 11" (4.11m x 3.93m)

A further excellent sized double bedroom with a dormer window to the front elevation, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

The very well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with contemporary ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

The property stands on a delightful plot and has a driveway providing off road parking for at least two vehicles. The well maintained front garden comprises a shaped lawn edged with borders containing a number of mature shrubs, plants and trees. There is gated access to the rear garden.

Rear Garden

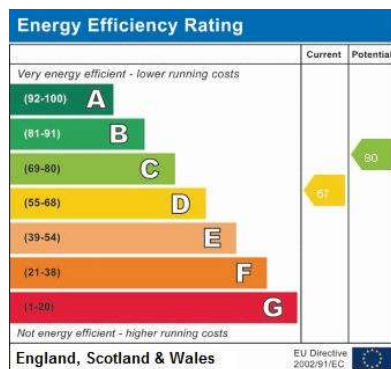
The delightful rear garden is of an excellent size and is tiered in design. There is a sizeable patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space. From here steps lead to the raised portion of the garden which is laid primarily to lawn edged with well stocked borders containing a number of mature shrubs, plants and trees. There is an open aspect to the rear.

Garage 18' 11" x 8' 0" (5.76m x 2.44m)

The garage has an electrically operated up and over door to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

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.

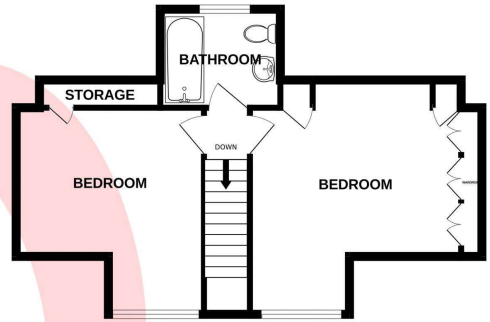
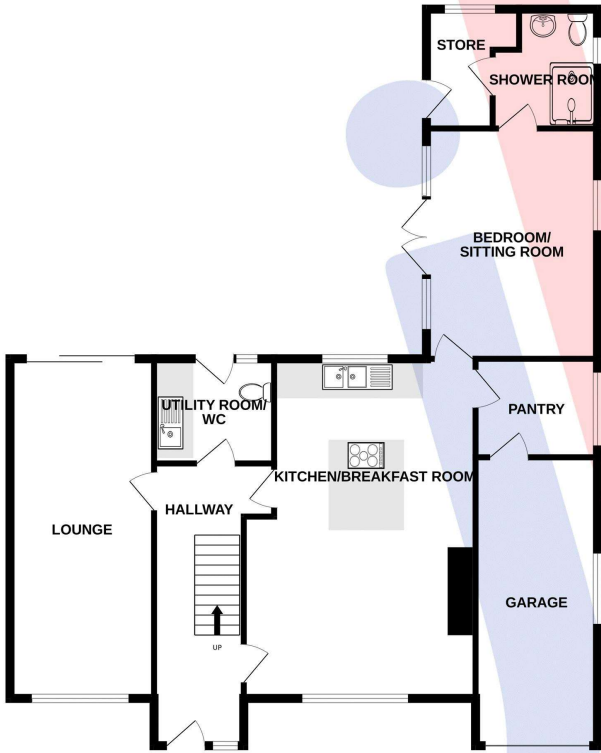
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Agents Note. We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty 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. 00006735 05 December 2023



GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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