

# Jon Brambles

ESTATE AGENTS



## Hounsfield Close, Newark NG24 2LR



A well presented three bedroom detached family home situated in this highly sought after location. In addition to the three bedrooms, the property has an open plan lounge/dining room, a recently re-fitted kitchen, and a first floor bathroom. There is off road parking, a single garage and an enclosed garden to the rear. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

**£230,000**

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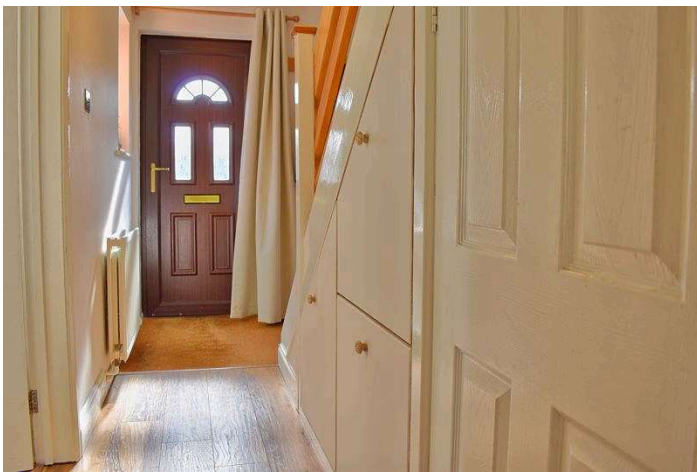


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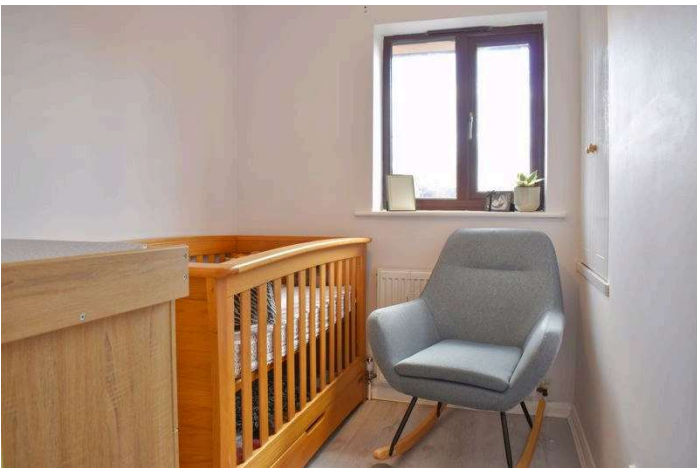
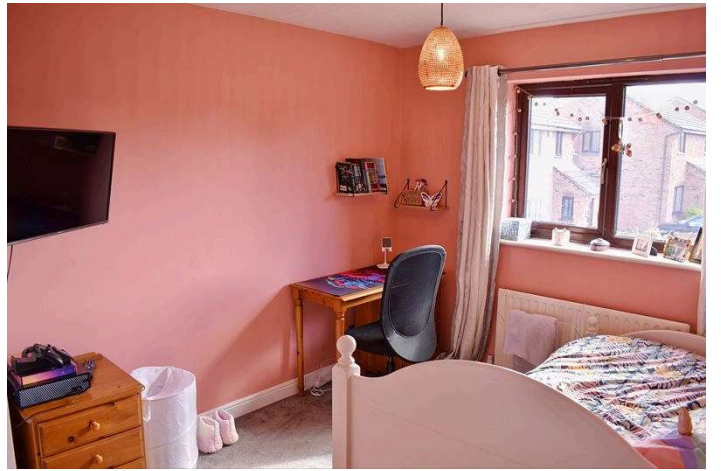
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### Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. The A1 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. 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:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor, beneath which are bespoke fitted storage units. The hallway provides access through to the lounge and kitchen, has wood laminate flooring, a ceiling light point and a radiator. There is also a small window to the side elevation.

#### Lounge/Diner 19' 11" x 11' 8" (6.07m x 3.55m) (at widest points)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has the same wood laminate flowing through from the hallway, cornice to the ceiling, two ceiling light points and two radiators. An opening leads through to the kitchen.

#### Kitchen 11' 6" x 9' 5" (3.50m x 2.87m)

Having a window to the rear elevation, and a glazed door leading out into the garden. The kitchen was installed in 2023 and comprises an excellent range of contemporary base and wall units with square edge work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven, and gas hob with extractor hood above. In addition there is space and plumbing for both washing machine and dishwasher, and further space for a vertical fridge/freezer. The Combi central heating boiler was installed in 2022 and is located within the kitchen. The kitchen is complemented with the same flooring that flows throughout the ground floor, and also has recessed ceiling spotlights.

#### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a useful storage cupboard, formerly the airing cupboard. Access to the loft space is obtained from the landing.

#### Bedroom One 11' 3" x 8' 6" (3.43m x 2.59m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator. The wardrobes in-situ are included within the sale.

#### Bedroom Two 11' 2" x 8' 3" (3.40m x 2.51m)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

#### Bedroom Three 8' 2" x 6' 1" (2.49m x 1.85m)

This bedroom has a window to the front elevation, light coloured wood laminate flooring, a ceiling light point and a radiator. The room has a useful storage cupboard which is sited above the staircase.

#### Bathroom 8' 7" x 6' 4" (2.61m x 1.93m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising 'P' shaped bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan and a radiator.

#### Outside

This family home stands on a delightful plot and to the front is a double width driveway which provides off road parking for two vehicles, this in turn leads to the single garage. Adjacent to the driveway is the lawned garden, and a footpath leading to the

front door. The footpath continues down the side to the rear garden.

### Rear Garden

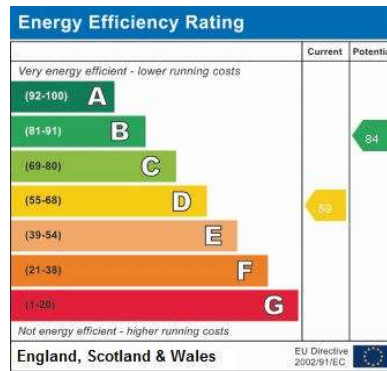
The pretty rear garden is fully enclosed and comprises a shaped lawn edged with well stocked borders. There is a circular patio area next to the rear of the house and this provides an ideal outdoor seating and entertaining space. The timber garden shed is included within the sale.

### Garage 16' 0" x 8' 7" (4.87m x 2.61m)

The garage has an up and over door to the front elevation and 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 .

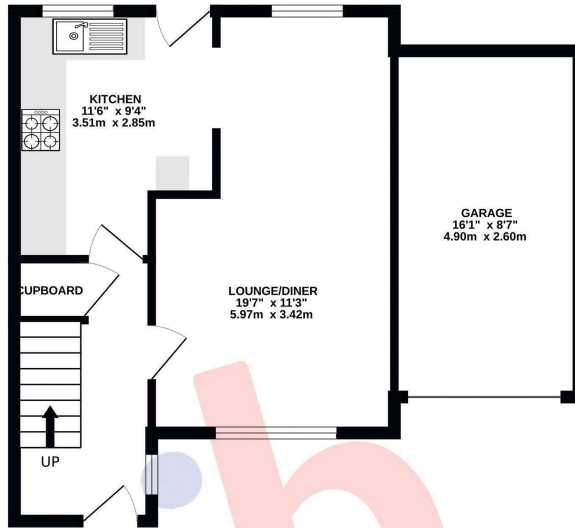
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

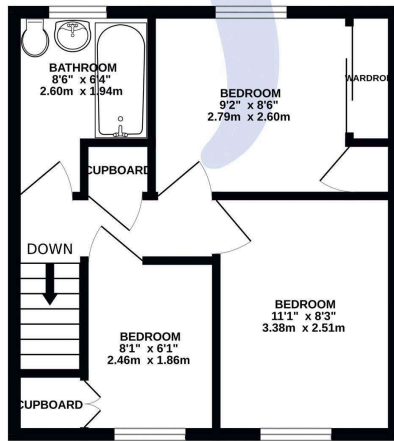
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006914 22 March 2024



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



FIRST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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