12 Blackbrook Road,
Newark, NG24 2ST

NEWTONFALLOWELL

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Newark, NG24 2ST

£265,000

Guide Price £265,000 - £275,000 A beautifully presented and extensively improved detached family home, situated in a highly sought after residential location, set on the edge of Coddington village, which offering excellent access onto the A1 and into Newark Town Centre. This sizeable family home provides gorgeous internal accommodation that simply MUST BE VIEWED to be appreciated. The property's accommodation compromises: Inviting entrance hall, spacious bay-fronted lounge with oak double doors opening into a superb open plan dining kitchen, providing a host of integrated modern-day appliances. There is also access into a useful utility room and ground floor WC. The first floor has a large landing that gives access into four DOUBLE BEDROOMS. The master bedrooms enjoys fitted wardrobes and an en-suite shower room. There is also a large three-piece family bathroom. Externally the property enjoys a well appointed and fully enclosed rear garden that benefits from a paved outdoor entertainment area, looking out onto a tree-lined rear aspect. The front aspect holds a driveway that gives access into an integral single garage. Further benefits of this stylish family home include uPVC double glazing and gas central heating. Early viewings are STRONGLY RECOMMENDED.

Storm Porch

Entrance Hall
10'8 x 6'4 (3.25m x 1.93m)
(max measurements)

Bay Fronted Lounge
18'11 x 11'2 (5.77m x 3.40m)
(max measurements into bay window)

Open Plan Fitted Dining Kitchen
20'8 x 13'2 (6.30m x 4.01m)
(overall max measurements)
KITCHEN - 13'2 X 10'5 (4.01m x 3.18m)
DINING ROOM - 10'0 X 9'4 (3.05m x 2.84m)

Ground Floor W.c.
5'8 x 3'8 (1.73m x 1.12m)

Utility Room
5'9 x 4'11 (1.75m x 1.50m)

First Floor Landing
10'7 x 5'8 (3.23m x 1.73m)
(max measurements)

Master Bedroom
13'11 x 11'3 (4.24m x 3.43m)
(max measurements)

En Suite Shower Room
6'1 x 5'1 (1.85m x 1.55m)

Bedroom 2
13'9 x 11'4 (4.19m x 3.45m)
(max measurements)

Bedroom 3
12'7 x 9'4 (3.84m x 2.84m)
(max measurements)

Bedroom 4
10'2 x 9'8 (3.10m x 2.95m)
(max measurements)

Family Bathroom
6'10 x 6'10 (2.08m x 2.08m)

Attached Single Garage
17'1 x 8'4 (5.21m x 2.54m)
(max measurements)

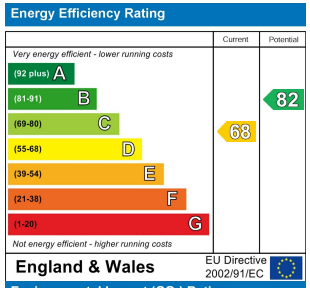
AGENTS NOTE - DRAFT PARTICULARS
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.

Services
Mains water, electricity and drainage are connected.

Further benefits of this stylish family home include uPVC double glazing and gas central heating.

Directions
From our office on Middle Gate, proceed down to Stodman Street, turn right onto Castle Gate, over mini roundabout onto Bar Gate, turn right at the traffic lights onto Queens Road, over mini roundabout, past Police Station on the left up to next mini roundabout, straight over onto Sleaford Road, at the end turn right onto Beacon Hill Road, proceed up the hill and at the top take left hand turning into Autumncroft Road which leads onto Blackbrook Road and No 12 will be identified by our for sale board.

Local Information
Situated on the banks of the River Trent, Newark is a picturesque town steeped in history. The ruins of Newark Castle have had a huge influence on the unique character of the town. Newark on Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, boutiques, quaint restaurants and attractions in the town with the town's market place overlooked by the Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate.



GROUND FLOOR

1ST FLOOR

newton fallowell

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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