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1 Elm Close, Newark, Nottinghamshire, NG24 1SG

£450,000



Property Description

Ideally positioned only a short walk from Newark Town Centre, this extensive detached home offers spacious yet flexible accommodation, perfect for a family. The property's ground floor accommodation comprises: entrance porch, hallway, cloakroom/WC, breakfast kitchen, utility room and five reception rooms: home office/study, family room, snug, dining room and conservatory. The first floor boasts five double bedrooms, shower room and family bathroom. Externally, this home has an in-and-out block paved driveway providing ample off road parking, single garage and gardens to side and rear including a generous patio area with a lawned garden protected by feature hedged boundary. Internal viewing will be key to appreciate the space and versatility of this fantastic family home.

ENTRANCE PORCH

Partly obscured entrance door with obscured side windows, oak flooring, obscured door and full height side windows to the hallway.

HALLWAY

Oak flooring, radiator, stairs to the first floor and under stairs storage cupboards.

CLOAKROOM/WC

Obscured window to front aspect, radiator, part tiled walls, wood flooring and a two piece suite comprising: low level WC and wash hand basin with vanity unit below.



HOME OFFICE/STUDY

16' 0" x 13' 6" (4.88m x 4.11m) Window to front aspect, coved ceiling, two radiators and storage room with obscured window to front aspect, radiator and storage cupboard.

FAMILY ROOM

13' 5" x 12' 2" (4.09m x 3.71m) Window to front aspect, radiator, coved ceiling and dado rail.

SNUG

13' 5" x 11' 10" (4.09m x 3.61m) Window to rear aspect, radiator, coved ceiling and open fireplace with marble hearth and wooden surround.

DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m) Tiled flooring, radiator, glazed double doors and side windows to the conservatory.

CONSERVATORY

11' 10" x 8' 1" (3.61m x 2.46m) Brick and upvc construction, continuation of tiled flooring from the dining room and double doors opening to the garden.

BREAKFAST KITCHEN

15' 1" x 11' 10" (4.6m x 3.61m) Range of oak wall and base units with complementary work surfaces over, one and a half stainless steel sink and drainer unit, tiled splashbacks, provision for Rangemaster with extractor hood over, breakfast bar, space for dishwasher, fridge and freezer. Continuation of tiled flooring from dining room, window to rear aspect, ceiling spotlights, radiator and serving hatch.



REAR PORCH

Glazed door to the rear garden, tiled flooring and opening to the utility.

UTILITY ROOM

9' 2" x 8' 0" (2.79m x 2.44m) (max measurements) Continuation of tiled flooring, obscured window to side aspect, tiled walls, wall mounted gas central heating boiler, base units with work surfaces over, sink and drainer inset, provision for washing machine and tumble dryer.







FIRST FLOOR LANDING

Window to front aspect, loft access, large storage cupboard and airing cupboard with tank and shelving.

MASTER BEDROOM

20' 1" x 12' 0" (6.12m x 3.66m) Two windows to rear aspect, two radiators and two sets of fitted wardrobes.

BEDROOM TWO

12' 2" x 10' 0" (3.71m x 3.05m) Window to front aspect, radiator, fitted wardrobes and wash hand basin with vanity unit below.

BEDROOM THREE

12' 0" x 10' 0" (3.66m x 3.05m) Window to rear aspect, radiator, fitted wardrobes and wash hand basin with vanity unit below.

BEDROOM FOUR

12' 0" x 9' 11" (3.66m x 3.02m) Window to rear aspect, radiator and fitted wardrobes.

BEDROOM FIVE

12' 2" x 9' 11" (3.71m x 3.02m) Window to rear aspect, radiator, fitted wardrobes and storage cupboard.

SHOWER ROOM

7' 4" x 5' 4" (2.24m x 1.63m) Obscured window to front aspect, heated towel rail, tiled effect flooring, tiled walls, ceiling spotlights and a three piece suite comprising: large walk in shower, low level WC and wash hand basin with vanity unit below.

FAMILY BATHROOM

7' 4" x 5' 4" (2.24m x 1.63m) Obscured window to front aspect, heated towel rail, tiled effect flooring, tiled walls, ceiling spotlights and a three piece suite comprising: P-shaped bath with shower over and shower screen, low level WC and wash hand basin with vanity unit below.

SINGLE GARAGE

16' 1" x 9' 2" (4.9m x 2.79m) Up and over door, window to side aspect and personnel door to the side.

OUTSIDE

To the front of the property there is an in-and-out block paved driveway providing ample off road parking. There is a low level brick wall boundary to front with gated side access to both side of the property. The main garden is located to the side with the garden majority laid to lawn with a feature hedged boundary along with a variety of shrubs and trees. A generous paved seating area can be found to the rear of the property with access to a store and shed.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.

GROUND FLOOR
1414 sq.ft. approx.



1ST FLOOR
963 sq.ft. approx.



TOTAL FLOOR AREA: 2377 sq.ft. 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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