



**32 The Paddocks, Newark,
Nottinghamshire, NG24 1SS**

Offers Over £280,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A detached 4 bedroomed house with a good sized rear garden and a cul de sac location less than 1 mile from Newark town centre. The property offers spacious well planned family sized accommodation. Central heating is gas fired and the property is double glazed. There is an attached garage and car port. School playing fields are immediately to the rear of the property. There are well maintained detached houses and bungalows in the immediate vicinity and this is indeed a convenient location close to bus services, local amenities and schools.

The accommodation provides on the ground floor; a porch entrance, entrance hall, cloakroom, lounge with patio doors to the garden, separate dining room and an aspect of the garden and a good sized kitchen with solid pine units. The first floor provides 4 good sized bedrooms and the family bathroom.

The property has been well maintained and in the previous ownership since the date of construction during the early 1970's. The electricity consumer unit has been recently replaced. The property has cavity wall insulation. There is a fibre glass covering to the garage and car port roof.

The property provides ample parking in the driveway with space for 4 motor cars.

The Paddocks is situated just off the treelined London Road which is a high value and fashionable residential area. The town offers a range of amenities including; a Waitrose, Morrisons, Asda, Aldi and Lidl. A focal point of the town centre is the Georgian market square and the streets of Newark offer a variety of small shops, boutiques, cafes and restaurants. The 12th Century castle and riverside areas are a local landmark and amenity. The town has a Civil War heritage centre.

Communications in the area are excellent. Newark is on the intersection of the A1, A46 and A17 trunk roads. There are 2 railway stations. Newark Northgate is on the main East Coast railway line with regular services to London Kings Cross, Leeds, Newcastle and the north. From Newark Castle Gate station there are regular services to Nottingham and Lincoln.

The property provides the following accommodation:

GROUND FLOOR

PORCH ENTRANCE

With tiled floor, UPVC double glazed windows and front entrance door.

ENTRANCE HALL

11'9 x 6'2 (3.58m x 1.88m)

With radiator.

CLOAKROOM

7'10 x 4'4 (2.39m x 1.32m)

With pedestal basin, low suite WC and radiator.

LOUNGE

21'9 x 13'1 maximum measurements (6.63m x 3.99m maximum measurements)



Narrowing to 9'9. With sliding patio doors to the rear garden, a front picture window, fireplace and 2 radiators.



DINING ROOM

9'6 x 9'6 (2.90m x 2.90m)

With an aspect of the rear garden, wood block floor and hatch to the kitchen. Radiator.

KITCHEN

17'3 x 8'11 (5.26m x 2.72m)



With bespoke solid pine units comprising; base cupboards, wall cupboards and drawers. With working surfaces above incorporating a one and a half sink unit. The kitchen has a pleasant aspect of the garden and a rear entrance door.

FIRST FLOOR

LANDING

With hatch to the roof space and loft ladder. Airing cupboard containing the hot water cylinder.

The loft is lagged.

BEDROOM ONE

13' x 12'11 (3.96m x 3.94m)



With good deep built in wardrobe. Radiator.

BEDROOM TWO

12'11 x 12'4 (3.94m x 3.76m)



With bulk-head cupboard and radiator.

BEDROOM THREE

10'2 x 8'9 (3.10m x 2.67m)



With radiator.

BEDROOM FOUR

9'1 x 8'9 (2.77m x 2.67m)



With radiator.

BATHROOM

8'10 x 5'5 (2.69m x 1.65m)



Electric shower over the bath (fitted 2020), shower screen, low suite WC, basin and fully tiled walls. Radiator.

OUTSIDE

The property has a driveway providing parking space for 4 motor cars.

ATTACHED GARAGE

18'6 x 9'4 (5.64m x 2.84m)

With power point and up and over door.

CAR PORT

REAR GARDEN



The rear garden has a good depth, grassed area and shrubs to the rear. There is a garden shed. Adjacent to the kitchen door is a canopy and paved yard area.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

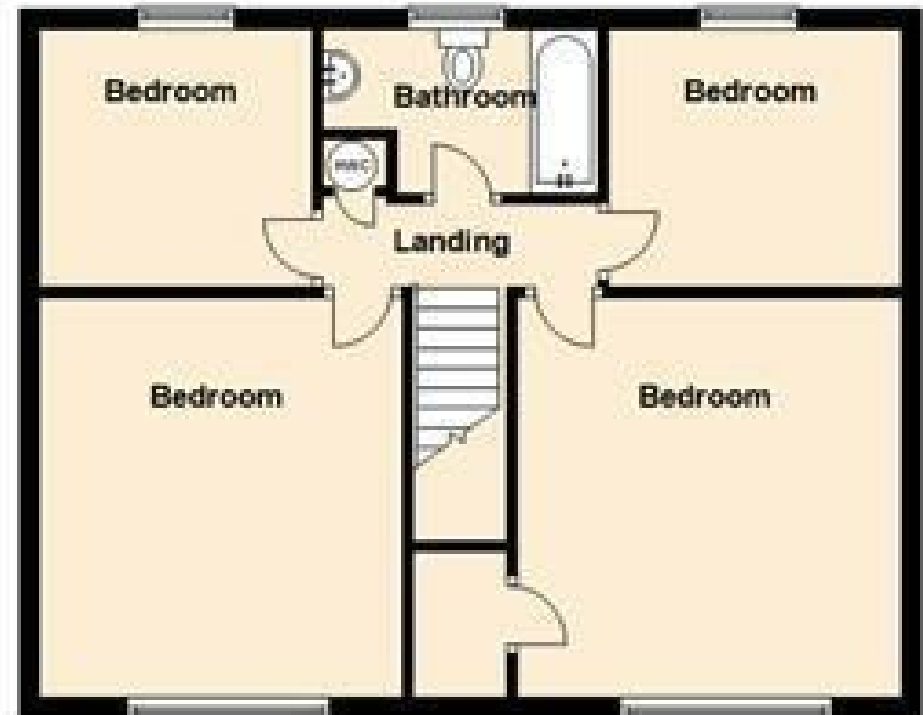
Ground Floor

Approx. 60.1 sq. metres (648.7 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 120.6 sq. metres (1298.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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