



**3 Randall Close, Newark, Nottinghamshire,
NG24 2LF**

£230,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A very well presented 3 bedroom detached family home, in a cul de sac location in this popular residential area just over 1 mile from Newark town centre and close to excellent schooling. The living accommodation has the benefit of a central heating system which is gas fired and UPVC double glazed windows.

The accommodation comprises, on the ground floor; entrance hall with oak flooring, a spacious lounge with brick fireplace housing a multi fuel stove, kitchen with porcelain floor tiles and very well appointed cream shaker design kitchen units open plan to the dining room which creates a spacious kitchen dining room, there are French door to the rear garden, utility room, play room, WC and store room. On the first floor there are 3 bedrooms and a family bathroom with 3 piece bathroom suite plus a separate shower. Outside, the landscaped gardens are well presented with an open plan lawn to the front, gravelled driveway providing off road car parking for 3 vehicles. To the rear the enclosed garden has a paved patio terrace, lawned areas and low maintenance gravel borders, there is a useful block built storage shed along the side of the house.

Ideal for a family wanting a quality home in a good residential area or for those looking to downsize from a larger home. Viewing is highly recommended.

Randall Close is a cul de sac location, located on the popular Beacon Heights development situated just over 1 mile from Newark town centre. Excellent amenities here include; Asda, Waitrose, Morrisons and Aldi supermarkets. An attractive Georgian market square, which holds regular markets and has a variety of interesting shops, restaurants, cafes and bars. Newark Northgate Railway Station has fast trains connecting to London Kings Cross with a journey time of approx. 75 minutes. There is a nearby access to the A1 and A46 dual carriageways. Nottingham, Lincoln and Leicester are within commuting distance.

The property is constructed of brick elevations under a tiled roof. With the accommodation arranged over 2 levels, this can be more fully described as follows:

GROUND FLOOR

ENTRANCE HALL

15' x 6'3 (4.57m x 1.91m)

Composite double glazed front entrance door, stairs off with cupboard below, oak flooring and radiator.

LOUNGE

13'3 x 11'6 (4.04m x 3.51m)



With UPVC double glazed window to the front elevation, brick fireplace with a stone hearth housing a multi fuel stove, television point, coved ceiling and radiator.

KITCHEN

10'7 x 10'3 (3.23m x 3.12m)



With UPVC double glazed window to the rear elevation,

LED downlights, porcelain floor tiles, a well appointed range of cream shaker design kitchen units comprise; base cupboards and drawers with working surfaces above, inset stainless steel sink and drainer, mosaic tile splash backs, wall mounted cupboards, tall larder cupboards, open plan to:



DINING ROOM

9'8 x 8'6 (2.95m x 2.59m)



With a set of UPVC double glazed French doors giving access to the rear garden, coved ceiling, radiator, a continuation of the porcelain floor tiles from the kitchen, wall mounted TV point and power point.

UTILITY ROOM

8'5 x 7'5 (2.57m x 2.26m)

With LED downlights, radiator, porcelain floor tiles, cream shaker design units comprise base cupboards, working surfaces over, inset stainless steel sink and drainer, wall cupboard, plumbing for automatic washing machine, space for a fridge freezer, UPVC double glazed window and door to the rear elevation giving access to the garden.

PLAYROOM

12'8 x 7' narrowing to 4'9 (3.86m x 2.13m narrowing to 1.45m)

UPVC double glazed window to the side elevation, LED ceiling lights, electric panel heater, wall mounted television and power point and built in cupboard.

WC

With low suite WC and LED ceiling lights.

FIRST FLOOR

LANDING

UPVC double glazed window to the side elevation, coved ceiling and built in cupboard.

BEDROOM ONE

12' x 8'8 (3.66m x 2.64m)



With radiator, UPVC double glazed window to the front elevation, range of built in bedroom furniture which includes; 2 double wardrobes with hanging rail and shelving, TV cupboard with 4 drawers below.

BEDROOM TWO

10'1 x 9'9 excluding the door recess (3.07m x 2.97m excluding the door recess)



UPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'9 x 9'1 narrowing to 5'8 (2.67m x 2.77m narrowing to 1.73m)



Built in cupboard with shelving over the stairwell bulk head, radiator and UPVC double glazed window to the side elevation. Loft access hatch and ladder.

FAMILY BATHROOM

9'6 x 5'6 (2.90m x 1.68m)



Quadrant shower cubicle with tiled walls and screen door, wall mounted hand and over head shower. White suite comprising panelled bath, pedestal basin and low suite WC, chrome towel radiator, UPVC double glazed window to the rear and side elevations, ceramic tiled floor, part tiled walls, LED downlights and extractor fan.

OUTSIDE

The property occupies a generous sized plot in this pleasant cul de sac. The frontage is open plan with a lawned garden, gravelled driveway with accommodation for 3 cars, gate and path giving access to the rear garden.

REAR GARDEN



An enclosed rear garden and has a spacious L shape paved patio terrace extending from the back of the house to the rear boundary, lawned area with gravelled borders.

STORAGE SHED

A block built shed extends the length of the side of the house with centre opening wooden entrance gates, power and light connected.

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.

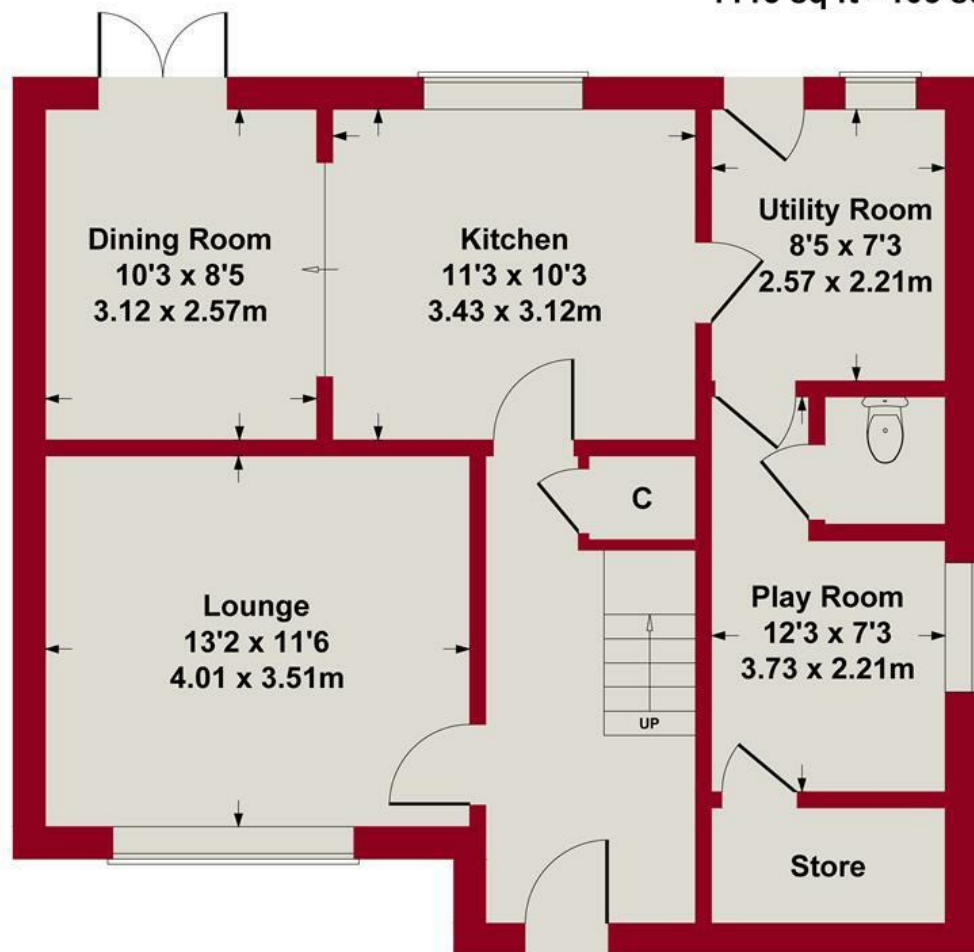
POSSESSION

Vacant possession will be given on completion.

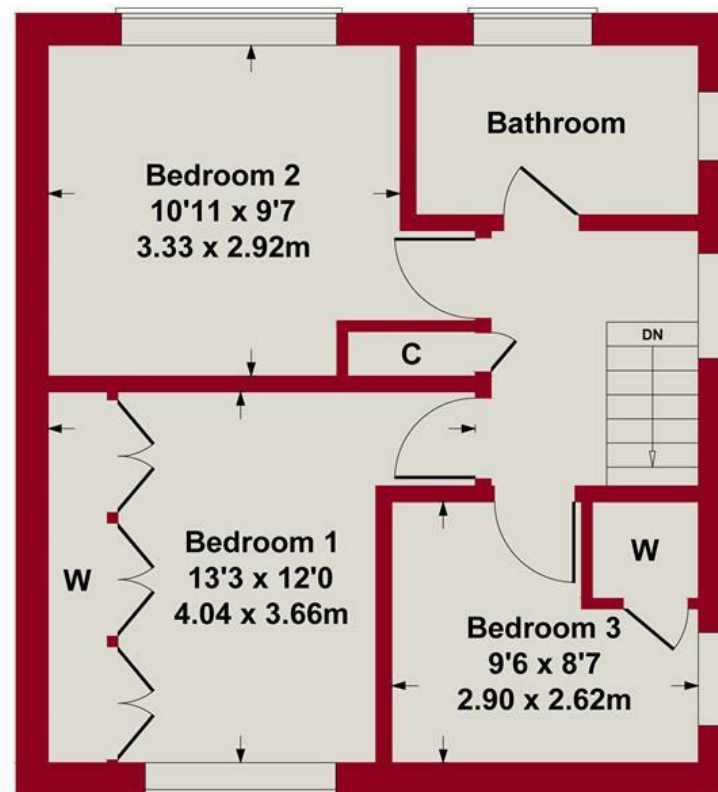
MORTGAGE

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.

Approximate Gross Internal Area
1113 sq ft - 103 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(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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