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2 The Waterfront, Newark, Nottinghamshire, NG24 4SG

£300,000



Property Description

With wonderful marina and river views, this executive four storey town house is immaculately presented and offers generous accommodation comprises to the ground floor of an entrance hallway, WC, open plan modern fitted kitchen with a formal dining area and a living area with bi-fold doors leading on to the low maintenance rear garden. The first floor boasts a spacious L-shaped lounge with balcony overlooking the marina and a double bedroom with ensuite and fitted wardrobes. The second floor has a master bedroom with an ensuite and built in triple wardrobes, along with an additional double bedroom and family bathroom. The top floor has a further bedroom which is currently being utilised as an art studio. This wonderful home further benefits from low maintenance gardens to front and rear, as well as secure gated off street parking and single garage. Viewing is key to appreciate the quality this home has to offer. E.P.C rating C.

ENTRANCE HALL

Accessed via a double glazed wooden entrance door, double glazed sash window to front aspect, tiled flooring, wall mounted hive heating thermostat, radiator, feature window through to living area, under stairs cupboard with plumbing for a washing machine, stairs leading to the first floor and doors to the WC and kitchen.

WC

Continuation of tiled flooring from the hallway, extractor fan, radiator and two piece suite comprising of a low level WC and pedestal wash hand basin.

OPEN PLAN LIVING DINING KITCHEN

27' 9" x 17' 0" (8.46m x 5.18m) (max measurements)

KITCHEN AREA: Double glazed sash window to rear aspect, tiled flooring, range of wall and base units with work surfaces over, island with storage options, one and half sink and drainer unit, built in Neff oven and grill, four ring gas Zanussi hob with Neff extractor over, integrated fridge and space for American style fridge freezer. Opens through to a formal **DINING AREA:** Double glazed sash window to front aspect with shutters, radiator, solid wood flooring and feature fireplace. **LIVING AREA:** Continuation of tiled flooring from kitchen area, double glazed Bi-fold doors on to the rear garden, double glazed sash window to side and radiator.

FIRST FLOOR LANDING

Solid wood flooring, radiator, stairs to the second floor and doors to the lounge and bedroom.

LOUNGE

17' 7" x 16' 11" (5.36m x 5.16m) (ma measurements)

Double glazed French doors opening on to the balcony with views across Newark Marina, double glazed sash window to front aspect, radiator, continuation of solid wood flooring from the landing and feature fireplace.



BEDROOM TWO

14' 4" x 9' 3" (4.37m x 2.82m) Double glazed sash window to rear aspect, radiator, two built in wardrobes and door to ensuite.

ENSUITE

Obscured double glazed sash window to rear aspect, tiled flooring, part tiled walls, extractor fan and a three piece suite comprising of a low level WC, pedestal wash hand basin and large shower cubicle.







SECOND FLOOR LANDING

Solid wood flooring, airing cupboard housing the pressurised water cylinder and doors to two bedrooms and the bathroom.

MASTER BEDROOM

14' 0" x 10' 3" (max) (4.27m x 3.12m) Double glazed sash window to front aspect with shutters, solid wood flooring, built in triple wardrobes and radiator.

ENSUITE

Obscured double glazed sash window to front aspect with shutters, tiled flooring, part tiled walls, extractor fan, radiator and a three piece suite comprising of a low level WC, pedestal wash hand basin and curved shower cubicle.

BEDROOM THREE

11' 8" x 9' 10" (3.56m x 3m) Double glazed sash window to rear aspect and radiator.

FAMILY BATHROOM

Obscured double glazed sash window to rear aspect, tiled flooring, part tiled walls, extractor fan, radiator and a three piece suite comprising of a low level WC, pedestal wash hand basin and a panel bath with mains shower over.

THIRD FLOOR LANDING

Solid wood flooring, cupboard housing the gas boiler and door to bedroom.

BEDROOM FOUR

12' 9" x 12' 8" (3.89m x 3.86m) (majority measurements) Double glazed sash window to front aspect, skylight to rear aspect, solid wood flooring, radiator, eaves storage and base units with solid wood work surfaces over and Butler style sink. This room is currently being utilised as an art studio.

OUTSIDE

The front is accessed via a wrought iron pedestrian gate giving access to pathway which leads to the front door and low maintenance frontage. The rear garden is also low maintenance with the majority of the garden paved with areas for planting. There is rear gated access which leads out on to the communal driveway which in turn leads to the secure parking and garage area.

GARAGE

Up and over door, partial boarded eaves storage and off road parking can be found in front of the garage.

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.

LOCAL AUTHORITY

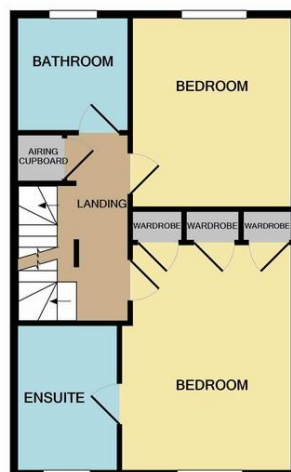
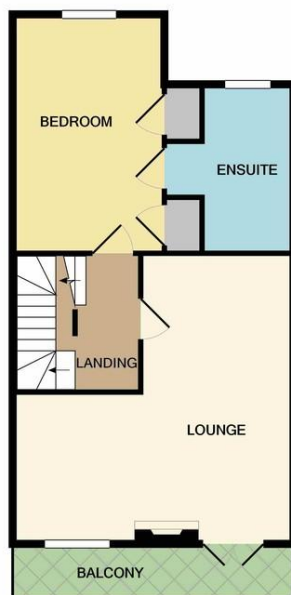
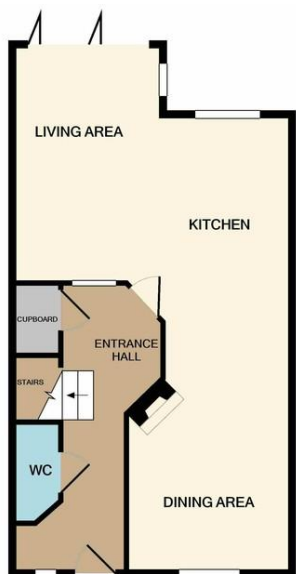
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

TENURE

We understand that all residents own a share of the freehold. We believe the management charges currently lie in the region of £91 per month. This cost covers communal gardens, external paintwork, window cleaning, maintenance of electric gates & car park, buildings insurance. Management company is Waterfront Management Ltd.

VIEWING INFORMATION

By appointment with the agents office.



TOTAL APPROX. FLOOR AREA 1779 SQ.FT. (165.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.