



The Park, North Muskham, Newark NG23 6EW

welcome to

The Park, North Muskham Newark

****GUIDE PRICE £425,000 - 450,000**** A beautifully extended four-bedroom, detached family home occupying a generous corner plot in the sought-after village of North Muskham. Offering excellent access to the A1, the property features a stunning new kitchen and spacious living accommodation throughout.



Entrance Porch

Having a window to the front and leading into the:

Hall

There is a storage cupboard and radiator.

Cloakroom

Fitted with a wash hand basin, WC, heated towel rail and window to the front.

Lounge

There is a radiator, window to the side and front and patio doors to the rear.

Dining Room

Having a radiator, stairs rising to the first floor and bi-fold doors to the rear garden.

Reception Room Three

Featuring a fireplace, which is currently not in use, radiator and window to the front.

Open-Plan Breakfast Kitchen

Fitted with a range of bespoke wall and base units with work surfacing over, sink, Rangemaster oven, extractor, integrated dishwasher, large centre island with storage, two radiators, pantry cupboard, two windows to the rear and bi-fold doors to the side.

Utility

Having base units with work surfacing, sink, plumbing for washing machine, fitted wardrobe and window to the front.

First Floor Landing

Having access to the loft.

Bedroom One

Master suite complete with a large walk-in wardrobe/dressing room with lights & fitted shelves, radiators and two windows to the front.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail and window to the rear.

Bedroom Two

Having two fitted wardrobes, radiator and window to the rear.

Bedroom Three

There are fitted wardrobes, radiator and window to the front.

Bedroom Four

Having a radiator and window to the front.

Bathroom

Fitted with a modern four-piece suite comprising of a double shower cubicle, bath, wash hand basin, WC, heated towel rail and window to the rear.

Outside Front

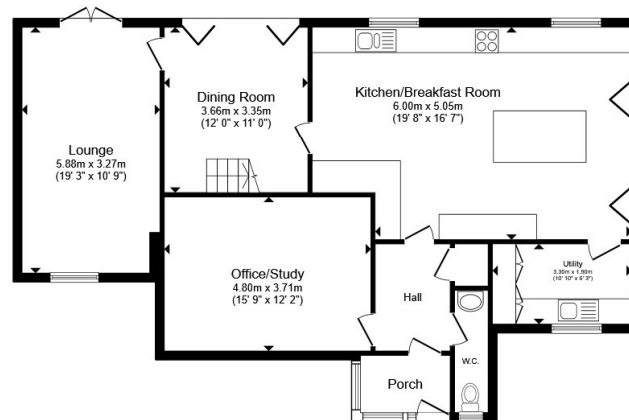
To the front of the property there is a good-sized driveway providing parking for several vehicles.

Garage Rear Garden

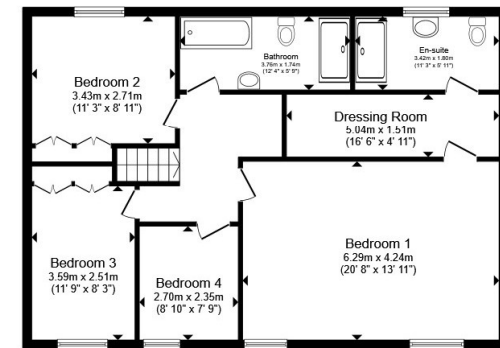
The large, private rear garden is not overlooked with a large patio seating area and is mainly laid to lawn.

Agents Note

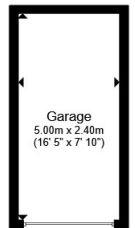
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 200.8 m² (2,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/NWK106695




william
h brown

welcome to

The Park, North Muskham Newark

- EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH WALK-IN WARDROBE & ENSUITE
- LARGE DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106695



Property Ref:
NWK106695 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk