

29 The Ivies Farndon Road, Newark, NG24 4SR

Asking Price £265,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

*** NO UPWARD CHAIN ***
This superbly presented modern three bedroom detached family home is situated in a well regarded residential area within approximately one mile of Newark town centre with its range of excellent local amenities. Close to a bus route and very pleasant local walks this property should be viewed at your earliest convenience.

Well positioned on a cul-de-sac with secluded rear gardens, driveway and single garage, the property also benefits from valuable mooring rights along the River Trent at the rear of the property.

The property offers well-planned ground floor accommodation comprising an entrance hall, a bright living room, a dining area, a fitted kitchen, a conservatory with French doors leading to the enclosed rear garden, a useful utility room, and a convenient ground floor WC. On the first floor there are three spacious double bedrooms, one having a practical wet room ensuite and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking. To the rear is a fully enclosed garden featuring a decked seating area and a lawn, creating a private outdoor space that is both low-maintenance and ideal for relaxing or entertaining.

The Ivies is conveniently situated approximately one mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi, there is also a M&S Food Hall. Newark town centre has an attractive, mostly Georgian, market square which holds regular markets and has a variety of interesting and independent shops, boutiques, bars, restaurants and cafes. For those who wish to commute Newark Northgate railway station has fast trains connecting to London Kings Cross with journey times in the region of 75 minutes. Additionally, Newark Castle station has trains connecting to Nottingham, Lincoln and Leicester. The new, recently opened, southern bypass provides easy access to the A46 and A1. Newark has primary and secondary schooling of good repute.

GROUND FLOOR

ENTRANCE HALLWAY
4'7 x 4'1 (1.40m x 1.24m)
UPVC double glazed front door with laminate flooring, radiator and stairs leading to first floor.

LIVING ROOM
13' x 10'7 (3.96m x 3.23m)
UPVC double glazed windows to front elevation, laminate flooring, radiator with archway leading to dining room.



DINING ROOM
10'11 x 7'8 (3.33m x 2.34m)
UPVC double glazed to patio doors leading to conservatory, laminate flooring and radiator.



CONSERVATORY
12'11 x 10'1 (3.94m x 3.07m)
(Plus 7'8 X 6'3)



UPVC double glazed windows and french doors to rear elevation. Laminate flooring, ceiling fan and Debonair domestic air conditioning.



KITCHEN
10'4 x 8'11 (3.15m x 2.72m)



UPVC double glazed windows to rear elevation. Tiled floors, with working surfaces over incorporated sink and drainer, eyelevel cupboards. Integrated appliances include double oven, four ring hob and extractor fan.



UTILITY

7'3 x 5'1 (2.21m x 1.55m)
UPVC double glazed window to rear elevation and side door. Tiled flooring, base units with stainless steel sink and drainer.



W.C

5'2 x 2'8 (1.57m x 0.81m)
UPVC double glazed obscure window to side elevation, tiled flooring, radiator, wash hand basin and low suite W.C.

FIRST FLOOR

BEDROOM ONE

14'7 x 7'7 (4.45m x 2.31m)
(Narrowing to 4'01 X 3'00)
UPVC double glazed window window to rear elevation and radiator.



ENSUITE

7'05 x 5'06 (2.26m x 1.68m)
UPVC double glazed to rear elevation, vinyl floor and radiator. Electric Mira Shower, low suite W.C and wash hand basin.



BEDROOM TWO

13'3 x 8'3 (4.04m x 2.51m)
UPVC double glazed, window to front elevation, radiator and wooden shelf.



FAMILY BATHROOM

7'3 x 5'6 (2.21m x 1.68m)
UPVC double glazed obscure window, laminate flooring,

radiator, bath, sink, low level W.C and wall mounted mirror cupboard.



BEDROOM THREE

10'9 x 9'4 (3.28m x 2.84m)
UPVC double glazed window to front elevation, radiator, loft hatch and airing cupboard.



OUTSIDE

The detached property occupies a good sized plot. To the front there is a driveway providing off-road parking and access to the garage, with iron gates to the side leading to the rear garden. The rear garden is enclosed with wooden fencing and is mainly laid to lawn with a timber decked seating area. At the end of the garden, a wooden gate provides direct access to the footpath along the River Trent.





MOORING RIGHTS

The property has Mooring Rights, for more details please contact the agent. We are informed there is no charge payable for this.





GARAGE

16'11 x 9'1 (5.16m x 2.77m)
Non electric up and over door, concrete flooring with four shelving units. Lighting, power points and boiler.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.



GROUND FLOOR **FIRST FLOOR**

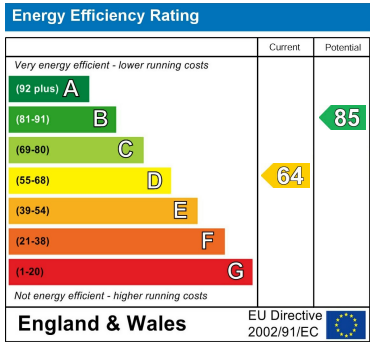
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

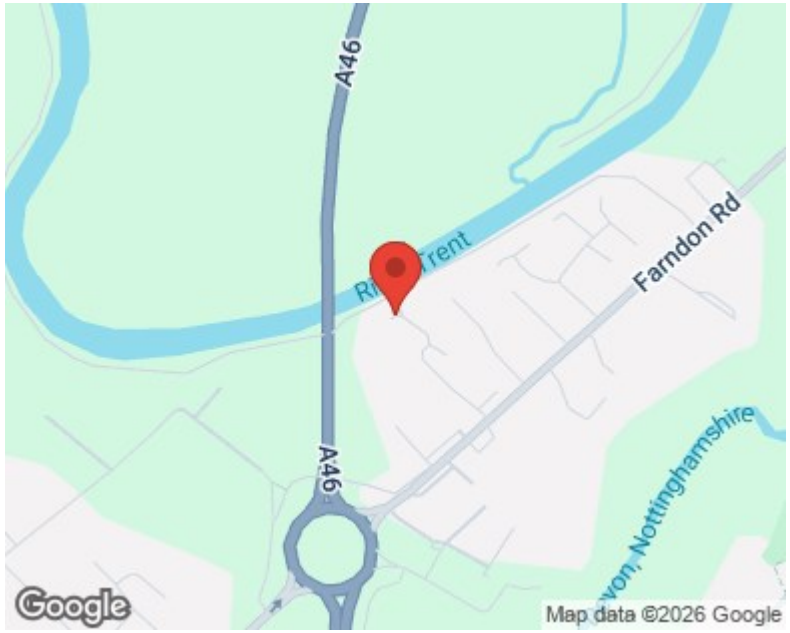
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD & WATKINSON PARTNERS

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

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