

67 Farndon Road, Newark, NG24 4SQ

£650,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A substantial family sized house providing six bedrooms, an integral double garage and a detached workshop/multi-vehicle garage providing 1075 sq.ft. The property stands on a plot 0.33 acre or thereabouts with a walled frontage to Farndon Road and two entrances. The property is conveniently situated less than 1 mile from Newark town centre and fields to the rear. Central heating is gas fired and the property is double glazed throughout.

Built for the present owners circa 1994 with a two storey extension built later and a substantial commercial size workshop/garage, a detached building with a secure electric gate access from the main driveway. The garden with paved patio and extensive lawned area is south facing. The property offers exceptionally spacious and versatile accommodation. There is no upward chain and vacant possession will be available on completion.

The accommodation, on the ground floor, provides a front entrance porch, reception hall, 24' lounge, separate dining room, cloakroom, conservatory, family size kitchen, study and utility room. The first floor provides a galleried landing, master bedroom en-suite, three double sized bedrooms and a family bathroom. A corridor leads through to bedrooms five en-suite and bedroom six, ideal for teenagers or guest accommodation.

Farndon Road is within the Newark on Trent town boundary and less than a mile from the town centre, retail parks and local amenities.

Newark town centre is renounced for it's handsome cobbled Market Place and vibrant culture with twice weekly general markets, regular antiques and flea markets, drawing visitors from across the region. The town centre hosts a wide range of independent shops, cafes, restaurants and traditional pubs. The town has the Civil War Centre, the Palace Theatre and the 12th Century Castle with riverside walks.

Newark Northgate station provides regular East Coast mainline services to London King's Cross with journey times of 75 minutes with also connections to Leeds and York, Newark Castle station offers additional services to Nottingham and Lincoln. The town also sits on the crossroads of the A1 and A46 with the nearby old Fosse Road, now a dual carriageway, making Newark particularly well placed for commuting to Nottingham and the East Midlands.

The property is traditionally built with brick elevations under a tiled roof and the following accommodation is provided:

GROUND FLOOR

ENTRANCE PORCH

RECEPTION HALL
13'5 x 12'1 (4.09m x 3.68m)
Tiled floor, staircase to the first floor.



CLOAK ROOM
Low suite WC, basin, tiled floor, panelled dado, radiator.



LOUNGE
24'6 x 13'3 (7.47m x 4.04m)
Fireplace, fitted gas fire, two radiators, patio doors to the conservatory.





DINING ROOM
13'4 x 11'10 (4.06m x 3.61m)
With patio doors, radiator.



CONSERVATORY
22' x 12'6 (6.71m x 3.81m)
With patio doors, polycarbonate roof and two electric heaters.



KITCHEN
Solid limed oak units comprising wall units, base cupboards and working surfaces incorporating a stainless steel bowl and drainer. Rangemaster cooking range with induction hob and extractor unit. Integrated appliances include a dishwasher, fridge/freezer and refrigerator plus American fridge/freezer included in the sale. LED lighting, tiled floor, double panelled radiator.







STUDY
14' x 10' (4.27m x 3.05m)
With a frontage aspect. Radiator.



UTILITY ROOM
8'10 x 8'9 (2.69m x 2.67m)
Wall cupboards, base units, working surfaces incorporating a stainless steel sink unit. Plumbing for a washing machine. Outside door, tiled floor, LED lighting, radiator and personal door to the integral garage.



FIRST FLOOR

LANDING
With airing cupboard containing the hot water cylinder.

BEDROOM ONE
13'2 x 13' (4.01m x 3.96m)
Fitted bedroom furniture in maple wood including wardrobes, dressing table and tall boy. Halogen lighting and radiator.





EN-SUITE WETROOM
13' x 6' (3.96m x 1.83m)
6' wide shower with screen and two sets of rain showers and body jets. Tiled floor and drainage. Chrome heated towel rail, two wash basins, half tiled walls, low suite WC, fitted corner cupboard and tiled floor.





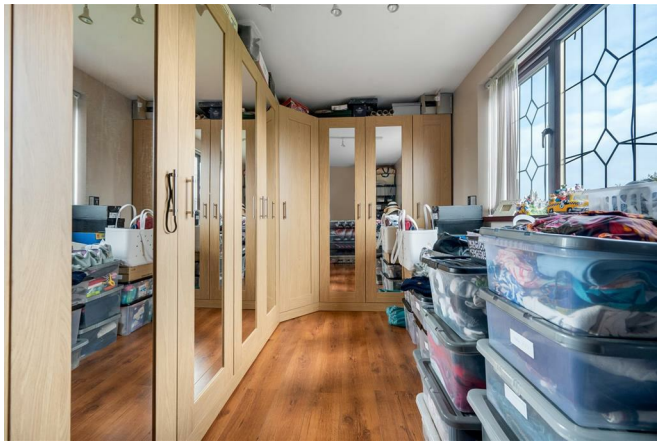
BEDROOM TWO
13'11 x 12'8 (4.24m x 3.86m)
A double sized bedroom with radiator.



BEDROOM THREE
13'5 x 8'9 (4.09m x 2.67m)
A double sized room with radiator.



BEDROOM FOUR
14' x 7'10 (4.27m x 2.39m)
With radiator.



FAMILY BATHROOM
13'5 x 7'5 (4.09m x 2.26m)
(overall measurements)

Jacuzzi double bath, pedestal basin, low suite WC. Wall tiling and tiled floor, chrome heated towel rail.



A corridor with built in cupboard provides access to:



BEDROOM FIVE
20'7 x 9'11 (6.27m x 3.02m)
Double built in wardrobe, radiator, recessed ceiling lighting.





EN-SUITE
11'11 x 7'1 (3.63m x 2.16m)
Jack and Jill with connecting door to Bedroom Six. Shower cubicle with rain shower, pedestal basin, low suite WC, tiled floor, chrome heated towel rail and recessed ceiling lighting.



BEDROOM SIX
16'6 x 10'6 (5.03m x 3.20m)
Radiator, cupboard over the stairs.

Staircase to second floor attic/play room.

ATTIC/PLAY ROOM
28' x 11' (8.53m x 3.35m)
Vaulted ceiling, Gable window, LED lighting, and 3 radiators.



INTEGRAL DOUBLE GARAGE
20'6 x 19' (6.25m x 5.79m)
(plus 10'10 x 9'10)

Two electric remote doors, fluorescent lighting, personal door to the rear. Ideal gas fired central heating boiler providing the heating system for the main house.



GARAGE/WORKSHOP
44' x 24'5 (13.41m x 7.44m)
Brick construction under a pitched tiled roof with roller shutter door and personal door. Approximately 11' height to eaves level. This substantial building, ideal for hobbies, a collection of classic cars or recreational space was constructed 2010 with planning permission as a detached private garage.



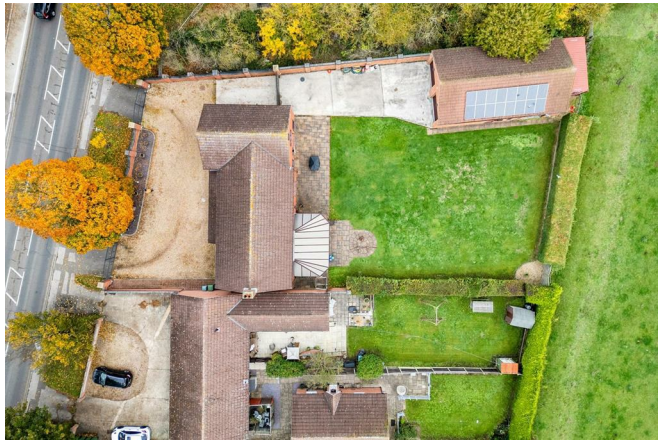
The property stands with walled frontage incorporating metal railings and two sets of metal front entrance gates. The driveway leads to a set of side double entrance gates and concrete hardstanding with 2m height walled boundary. The rear garden contains a paved patio and lawned area.



AERIAL PHOTOGRAPHS







SERVICES
Mains water, electricity, gas and drainage are all connected to the property. Solar panels provide a feed in tariff subject to the existing contract and transfer process.

TENURE
The property is freehold.

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

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 E.

EPC RATING
Rated B.

First Floor

Approx. 146.4 sq. metres (1575.7 sq. feet)



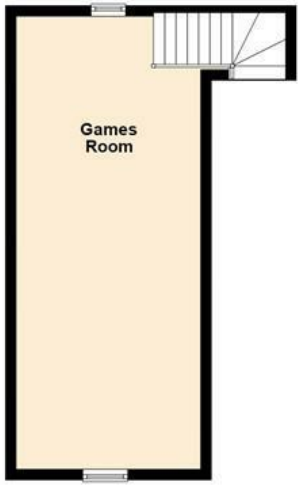
Ground Floor

Approx. 130.4 sq. metres (1403.4 sq. feet)
(excluding Garage, Porch)



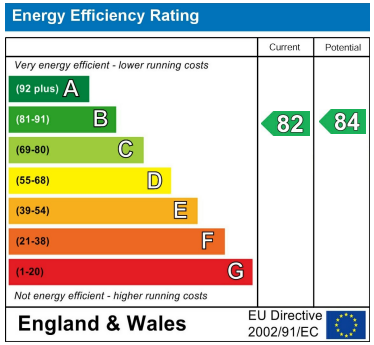
Second Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 308.1 sq. metres (3316.3 sq. feet)







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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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