

7 Beacon Heights, Newark, NG24 2JS

Guide Price £335,000 - £345,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

GUIDE PRICE £335,000 - £345,000 Exceptionally well-maintained and updated to presentday standards, this detached house provides family sized four bedroomed accommodation (fourth bedroom or study) with large window openings, light and airy rooms, and a south facing rear garden. The property stands with frontage to Beacon Heights, a pleasant well-established residential cul-de-sac, situated only 1 mile from Newark town centre.

The accommodation provides on the ground floor an entrance hall with fitted cupboard under the stairs, lounge with sliding patio doors to the garden and multi-fuel stove, study/bedroom four, downstairs cloakroom, and a family sized kitchen with quality white gloss finished units and a full range of appliances. The first floor accommodation is designed with a galleried landing, large deep built-in airing cupboard, three double sized bedrooms, and a family bathroom. There is a entrance passage with front and rear doors, and an integral garage. The exceptionally private south facing rear garden with landscaping, a water feature, greenhouse, garden shed, and pergola is a particular feature of the property.

The property is exceptionally well-maintained, nicely presented, and immaculate throughout. Improvements to the property include electrical wiring upgrade, new boiler and radiators, new fitted kitchen, Oak glazed internal doors, and durable flat roof insulated overlays. The frontage of the property provides a gravelled parking area and surfaced driveway. The property occupies an impressive and substantial frontage to Beacon Heights.

Beacon Heights is approximately 1 mile from Newark town centre. There is a bus stop within a few minutes walking distance on Beacon Hill Road, and a convenience shop in the locality. The property is situated within the Coddington Primary School and Barnby Road Primary School catchment areas, both highly regarded for education standards. Newark is on the main East Coast railway line with services from Newark Northgate to London King's Cross in journey times of just over 75 minutes. Train services from the Newark Castle Railway Station provide services to Lincoln and Nottingham.

Constructed with part brick and part tile hung elevations and built circa 1973, the property with gas fired central heating and panelled radiators provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL



Radiator, LED lighting, fitted cupboard under the stairs.

CLOAKROOM

With low suite WC, basin, radiator.

LOUNGE

22'6 x 13'1 (6.86m x 3.99m)



Multi-fuel stove, sliding patio doors south facing, and window with a pleasant aspect of the rear garden. Two designer radiators.





STUDY/BEDROOM FOUR
9' x 9'7 (2.74m x 2.92m)



Originally designed as the fourth bedroom, this is an adaptable room. Radiator.

KITCHEN
15'5 x 8'8 (4.70m x 2.64m)



Gloss white finished units incorporating wall cupboards, base units, working surface and stainless steel one and a half sink unit and drainer. Integrated appliances include an induction hob, stainless steel extractor, two NEFF ovens, and integrated dishwasher. Tiled splashbacks, skirting and pelmet lighting, LED ceiling lighting, and a designer radiator.



FIRST FLOOR

GALLERIED LANDING



With large deep built-in airing cupboard containing the hot water cylinder.

BEDROOM ONE
12'10 x 10'11 (3.91m x 3.33m)



Two double fitted wardrobes and a deep built-in cupboard. Also, storage cupboards built into the eaves space. Radiator.

BEDROOM TWO
11'11 x 9'4 (3.63m x 2.84m)
(Plus recess 2'10)



Built-in cupboard. Hatch to the roof space. Radiator.



BEDROOM THREE
10' x 8'7 (3.05m x 2.62m)
(Plus bay measuring 7' x 4'8)



Dual aspect, Gable window, and Dormer window. Used at present as a study.

BATHROOM
9'11 x 8'3 (3.02m x 2.51m)
(Overall Measurements)



Shower cubicle with electric shower, basin, low suite WC, bath with shower attachment, radiator, and wall tiling.



OUTSIDE



There is a side entrance passage with front and rear doors, electric box, double power point, and cold water tap.

INTEGRAL GARAGE
17'2 x 9'9 (5.23m x 2.97m)
Three double power points, flourescent light, Valiant gas fired central heating boiler.



The property stands with an open plan frontage, concrete drive, and gravelled parking area. Gravelled (limestone chippings) path, and various shrubs.

The rear garden is south facing and secluded. This contains a paved patio and water feature with pump and filter. There is a greenhouse, small garden shed and pergola.







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

TENURE
The property is freehold.

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.

VIEWING
Strictly by appointment with the selling agents.

COUNCIL TAX
This propoerty comes under Newark & Sherwood District Council Tax Band D.

Ground Floor

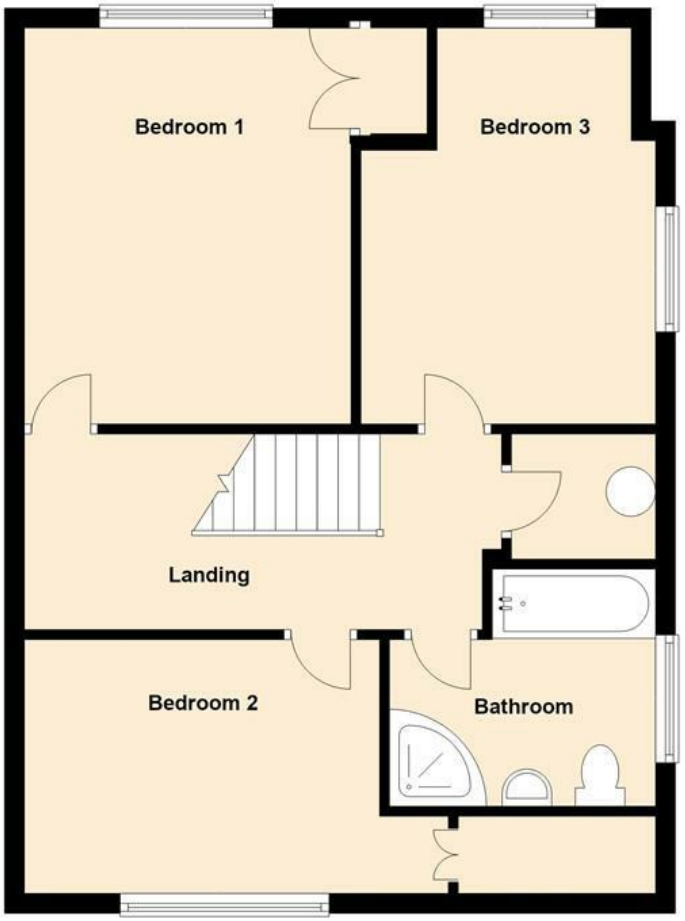
Approx. 60.7 sq. metres (652.8 sq. feet)

(excluding unnamed room, Garage)



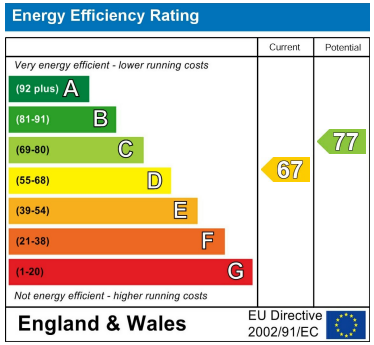
First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)







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The Property Ombudsman

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