

7 Rose Gardens, Newark, NG24 4FU

Offers In The Region Of £295,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A beautifully presented three-bedroom detached modern family home, built by Countryside Homes in 2022 and maintained to an exceptional show home standard throughout. Benefitting from a driveway providing off-road parking and a garage, this is a beautifully maintained home that simply must be viewed to be fully appreciated.

The ground floor accommodation comprises a welcoming entrance hall, a convenient ground floor WC and a well-proportioned 15ft lounge. The property also benefits from zoned heating controls, allowing the ground and first floors to be heated independently. To the rear of the property is an impressive open-plan kitchen, dining and living space, fitted with a modern range of Shaker-style units, ample storage and a breakfast bar with useful storage beneath. The kitchen is equipped with a range of integrated appliances, including a five-ring hob, dishwasher and fridge freezer. The generous open-plan layout provides plenty of space for both dining and relaxed seating, making it ideal for everyday family living and entertaining. Velux roof windows and rear-facing French doors allow plenty of natural light to fill the room, with the French doors opening directly onto the landscaped rear garden and patio terraces. The property further benefits from a separate utility room, offering convenient space for laundry appliances.

To the first floor, a spacious landing with a built-in storage cupboard provides access to three bedrooms and the family bathroom. The principal bedroom is a bright double room, complete with a modern en-suite shower room. Bedroom two is another well-proportioned double, whilst bedroom three offers a good-sized single room. The family bathroom is fitted with a stylish contemporary white suite comprising a wash basin, WC and shower over the bath.

Externally, the property benefits from a generous driveway providing off-road parking for several vehicles leading to a detached single garage. A private landscaped rear garden which benefits from excellent sunlight throughout the day, featuring a lawn and attractive stone patio terraces, providing an ideal setting for outdoor dining and family enjoyment.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Forming part of the new Middlebeck development, Rose Gardens is a pleasant cul-de-sac conveniently located just over 1 mile from Newark town centre and a range of excellent local amenities including an M&S food hall. Also there are Waitrose, Asda, Morrisons, Aldi and Lidl supermarkets. The mostly Georgian Market Square holds regular markets and events and has a good variety of independent shops, boutiques, bars, restaurants and cafes including Starbucks and Costa. Nearby are good primary and secondary schools. Local leisure facilities within walking distance include Sconce & Devon Park, a large area of public open grass and woodlands including Devon Pastures local nature reserve, Queen's Sconce; a large civil earth works, Civil War trail, children's play area, Rumbles cafe, football centre, parking and public toilets. A modern leisure centre, gym and YMCA with excellent activities is also located within walking distance and the Sustrans cycle path and Balderton Lakes are also nearby. Newark Northgate railway station is just a short drive and has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally, Newark Castle railway station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways.

The property was built by Countryside Homes in 2022 with attractive brick clad elevations under a tiled roof covering. The property has made to measure fitted blinds throughout and benefitting from the remainder of a 6-year NHBC Buildmark warranty, providing additional peace of mind for the prospective purchaser. The living accommodation is arranged over two levels and can be further described as follows

GROUND FLOOR

ENTRANCE HALLWAY
13'0 x 4'0 (3.96m x 1.22m)
Composite double glazed front door, radiator, upgraded Amtico floor and stairs off.

W.C
5'03 x 3'01 (1.60m x 0.94m)
UPVC double glazed window to front elevation, radiator, upgraded Amtico floor with a well appointed modern white suite including a low level WC and Ideal Standard pedestal wash hand basin, tiling to splashbacks.



LOUNGE
15'03 x 10'05 (4.65m x 3.18m)
UPVC double glazed window to front elevation, made to measure fitted blinds, radiator and upgraded Amtico floor



OPEN PLAN LIVING & DINING KITCHEN

18'02 x 17'06 (5.54m x 5.33m)

UPVC double glazed French doors and side windows to the rear elevation, all fitted with made-to-measure blinds, together with three Velux centre-pivot roof windows, also fitted with blinds, providing excellent natural light. French doors open onto the landscaped rear garden and patio.

Two radiators, upgraded Amtico flooring and LED ceiling lights. Upgraded Shaker-style kitchen comprising a range of base cupboards and drawers, including pan drawers, a tall larder cupboard with pull-out shelving and work surfaces incorporating an inset stainless steel one-and-a-half bowl sink and drainer. Integrated AEG appliances include a dishwasher, electric double oven, five-burner gas hob and extractor fan, alongside an integrated Electrolux fridge freezer.









UTILITY ROOM

Double built-in utility housing the Baxi gas fired combination central heating boiler, concealing plumbing and space for automatic washing machine, space for a tumble dryer, extractor vent, working surfaces with light power sockets.

FIRST FLOOR

LANDING

8'01 x 7'10 (2.46m x 2.39m)

Carpet floor built-in storage cupboard with shelving and loft access.

BEDROOM ONE

overall 13'11 x 9'9 (overall 4.24m x 2.97m)

UPVC double glazed window to front elevation, made to measure fitted blinds, radiator, carpet floor.



EN-SUITE SHOWER ROOM

6'04 x 5'07 (1.93m x 1.70m)

uPVC double-glazed window to the side elevation, heated chrome towel radiator and vinyl flooring. Fitted with a modern white suite comprising a double shower cubicle with glass screen door and overhead shower, Ideal Standard wash hand basin with vanity unit and dual drawers beneath, and low-level WC. Further features include shaver point and LED ceiling lights.



BEDROOM TWO

overall 10'1 x 10'1 (overall 3.07m x 3.07m)

UPVC double glazed window to rear elevation, made to measure fitted blinds, radiator, carpet floor.



BEDROOM THREE

7'11 x 7'03 (2.41m x 2.21m)

UPVC double glazed window to rear elevation, made to measure fitted blinds, radiator and carpet floor.



FAMILY BATHROOM

8'02 x 6'05 (2.49m x 1.96m)

UPVC double-glazed window to the front elevation, made to measure fitted blinds heated chrome towel radiator and vinyl flooring. Fitted with a modern white suite comprising a panelled bath with mixer tap, wall-mounted shower over and glass shower screen, low-level WC and Ideal Standard wash hand basin with gloss white vanity unit and dual drawers beneath. Further features include part-tiled walls, LED ceiling lights.



OUTSIDE

The property occupies a generous plot, with a number of shrubs to the front and a pathway leading to the entrance door. To the side, a triple-length tarmacadam driveway provides off-road parking for up to three vehicles and leads to a detached single garage. The rear garden comprises stone patio terraces and a lawn, enclosed by wooden fencing and benefits from all-day sunshine.





DETACHED SINGLE GARAGE
19'04 x 9'11 (5.89m x 3.02m)
Brick built single garage with up and over door, power and light connected.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property. The property also benefits from zoned heating controls, allowing the ground and first floors to be heated independently.

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 & Sherwood District Council Tax Band D.

DISCLOSURE
Photographs of the property have been enhanced digitally to optimise lighting, adjust weather conditions or remove temporary clutter. No permanent structural features, material defects or neighbouring views have been obscured or altered. The images are for illustrative marketing purposes only. Buyers should rely on their own physical inspection of the property.



GROUND FLOOR **FIRST FLOOR**

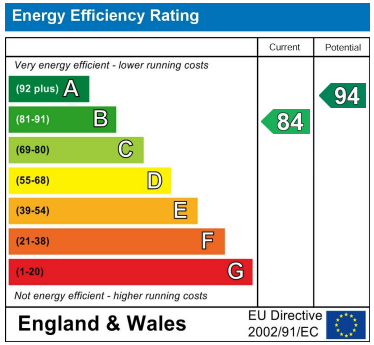
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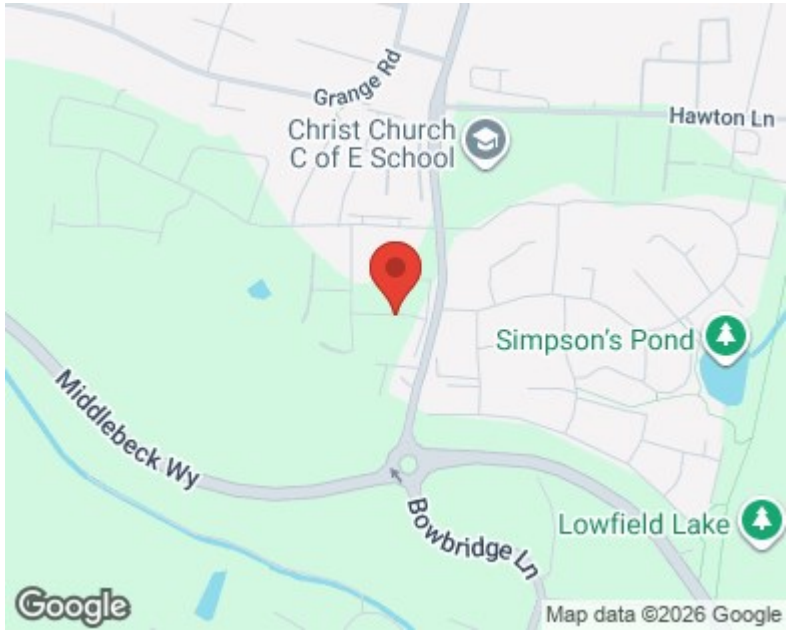
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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