

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

AND PARTNERS

Putting you and your property first

FROM AN INDEPENDENT
LOCAL AGENT



16a Windsor Road, Newark, Nottinghamshire, NG24 4HS

£329,950



Property Description

A very well presented extended four bedroomed detached family home located in a popular and sought after location within walking distance of Newark town centre. The property comprises dining kitchen, utility, cloaks, two reception rooms, family bathroom and en-suite and dressing area to master bedroom. A double driveway leads to the front garden and garage with off street parking for numerous vehicles. The delightful rear garden is both enclosed and private. Viewing essential. E.P.C rating C.

ENTRANCE HALL

15' 2" x 7' 8" (4.62m x 2.34m) With Upvc entrance door and window to the front elevation. Radiator. Herringbone pattern wooden flooring. Doors off.

LOUNGE/DINER

14' 8 into bay" x 12' 9" (4.47m x 3.89m) Bay window to the front elevation and further window to the side elevation. Central feature wood burning stove. Radiator. Television aerial point.

LOUNGE

16' 4" x 12' 0" (4.98m x 3.66m) Window to the side elevation and french doors leading to the rear garden. Two radiators. Ornate fire surround with coal effect gas fire. Television aerial point.

DINING KITCHEN

12' 11" x 12' 5" (3.94m x 3.78m) Window to the rear elevation overlooking the garden. Range of wall and base units surmounted by a worksurface inset with 1½ bowl sink unit with mixer tap. Plumbing and space for a dish washer. Space for a cooking range. Herringbone pattern wooden flooring.



UTILITY ROOM

7' 5" x 7' 2" (2.26m x 2.18m) Window to the side elevation. Radiator. Base units with sink unit and plumbing and space for washing machine. Door to garden and access to the integral garage.

CLOAKS

Window to the side elevation and fitted with pedestal wash hand basin, low flush W.C and wall mounted gas boiler.

FIRST FLOOR LANDING

Doors off to. Loft access.

BEDROOM ONE

16' 4" x 11' 8" narrowing to 7'10" (4.98m x 3.56m) A large master bedroom with window to the front elevation. Two radiators. Archway to:

DRESSING AREA

Fitted with two built in wardrobes with hanging and shelving storage. Door to:

EN-SUITE

En-suite shower room with large walk in shower cubicle with glazed screen, wash hand basin and low flush W.C. Splash back tiling to walls. Heated towel radiator. Window to the rear elevation.

BEDROOM TWO

14' 10" x 12' 8" (4.52m x 3.86m) Bay window to the front elevation and further windows to the side elevation. Built in wardrobe. Radiator.

BEDROOM THREE

12' 11" x 10' 0" (3.94m x 3.05m) Windows to the rear and side elevations. Radiator.



BEDROOM FOUR

8' 8" x 7' 8" (2.64m x 2.34m) Window to the front elevation. Radiator.

FAMILY BATHROOM

10' 4" x 7' 6" (3.15m x 2.29m) Window to the rear elevation and fitted with corner bath, separate shower cubicle with glazed screen, wash hand basin and low flush W.C. Splash back tiling to walls. Heated towel radiator.







OUTSIDE

The property is enclosed at the front by a brick wall with a double driveway leading to the single garage with parking in front for numerous vehicles. The garage (16'8" x 11'10") has power and light. There is a lawned garden area with borders stocked with mature plants and shrubs. A brick archway leads down the side of the house to the fully enclosed and private landscaped rear garden, again laid mainly to lawn, with borders containing mature trees and shrubs. A patio area off the dining room provides an ideal space for outside entertaining. Insulated summer house with power and light.



LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

TENURE

Freehold with vacant possession.

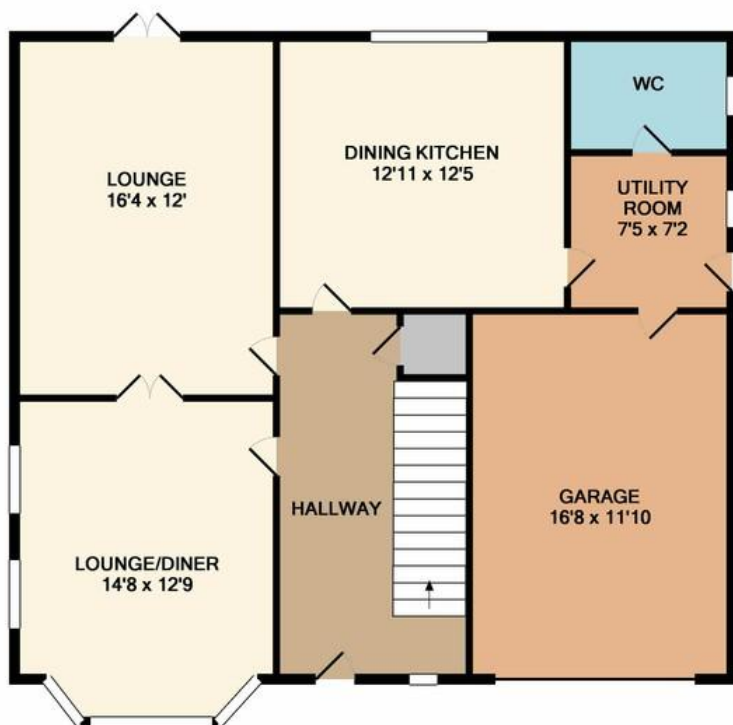
SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



VIEWING INFORMATION

By appointment with the agents office.



GROUND FLOOR
APPROX. FLOOR
AREA 955 SQ.FT.
(88.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 954 SQ.FT.
(88.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements