



1 Beacon Heights, Newark,  
Nottinghamshire, NG24 2JS

**£270,000**  
Tel: 01636 611811

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An EXTENDED detached chalet style house with 3/4 bedrooms, benefitting from a versatile layout and generous CORNER PLOT, situated in this well-established and popular residential area. The accommodation comprises, on the ground floor: entrance hall, spacious 22ft lounge, extended kitchen/diner with modern units and appliances, bedroom three which is a double bedroom or could be used as a further sitting room, bathroom and study/bedroom four. On the first floor there are two further double bedrooms.

The property offers excellent living accommodation which is suitable for a family or couple. Viewing is highly recommended.

Beacon Heights is located approximately 1.5 miles on the East side of Newark town centre, local amenities in the area include a convenience store and Coddington Primary School, there are bus services available to Newark town centre where amenities include Waitrose, Morrisons, Asda and Aldi supermarkets. The Georgian market square with regular markets, a variety of niche and chain shops, quality bars, restaurants and cafe's including Costa and Starbucks. Newark is within commuting distance of Nottingham and Lincoln and fast trains are available from Newark Northgate railway station with a journey time to London Kings Cross of approximately 75 minutes.

This detached chalet style house is constructed of brick elevations under a tiled roof covering and the living accommodation can be more fully described as follows:

### GROUND FLOOR

Composite entrance door and side lights gives access to:

### ENTRANCE HALL

With radiator, staircase to first floor with understairs storage area.

### LOUNGE

22'4 x 12'6 (6.81m x 3.81m)



With UPVC double glazed window to the rear elevation, two radiators and gas fire incorporating the central heating back boiler. Archway to rear hall, with UPVC double glazed window to the rear elevation, leading to:

### FURTHER VIEW



### KITCHEN DINER

15'3 x 11'9 (4.65m x 3.58m)



With a modern, shaker style fitted kitchen comprising base units, drawers, worktop with splashback, matching wall units and ceramic sink and drainer. Integrated appliances include an electric oven, gas hob and extractor fan, with space for freestanding appliances including washing machine, tumble dryer or dishwasher and separate fridge and freezer. UPVC double glazed window to the rear elevation and composite external door to the rear garden. Double radiator.

### FURTHER VIEW



### BEDROOM THREE

14'10 x 10'2 (narrows to 6'2) (4.52m x 3.10m (narrows to 1.88m))



With UPVC double glazed window to the front elevation, radiator and built-in wardrobe and bedside tables.

### FURTHER VIEW



### BATHROOM

8'8 x 7'9 max (2.64m x 2.36m max )



With four piece suite comprising panelled corner bath, pedestal wash hand basin, low suite WC and shower cubicle with electric shower, glazed screen and tiled surround. Double radiator,



### STUDY/BEDROOM FOUR

6'11 x 6'8 (2.11m x 2.03m)

### FIRST FLOOR

### LANDING

### BEDROOM ONE

11'6 x 11'5 (3.51m x 3.48m)



With uPVC double glazed window to the front elevation. Three built in wardrobes, eaves storage. Radiator, carpet. Oft access hatch.

### BEDROOM TWO

12'6 x 11'5 (3.81m x 3.48m)



With uPVC double glazed window to the rear elevation. Built in wardrobe, eaves storage. Carpet, radiator.



## OUTSIDE



Outside, the predominantly lawned gardens envelope the property to three sides and benefit from established boundary hedging. The substantial frontage has a concrete driveway providing ample off-road parking and access to a single garage. The corner plot offers potential scope to further extend the property, subject to planning permission and the extensive frontage could provide further off road parking, subject to the necessary landscaping. There are paved paths to the side and rear of the property, along with established shrubs, a paved patio area and two garden sheds.

## FURTHER VIEW



## FURTHER VIEW



## FURTHER VIEW



## FRONTAGE



## SERVICES

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

## TENURE

The property is freehold.

## VIEWING

Strictly by appointment with the selling agents.

## POSSESSION

Vacant possession will be given on completion.

## MORTGAGE

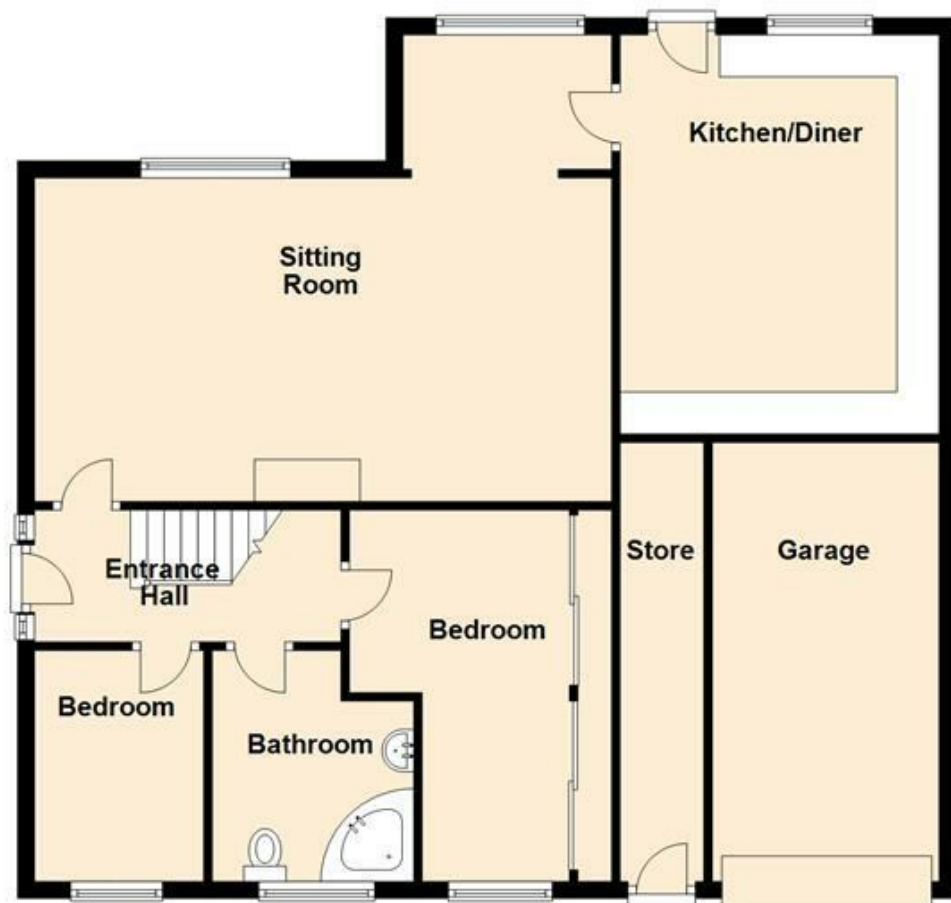
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX

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

### Ground Floor

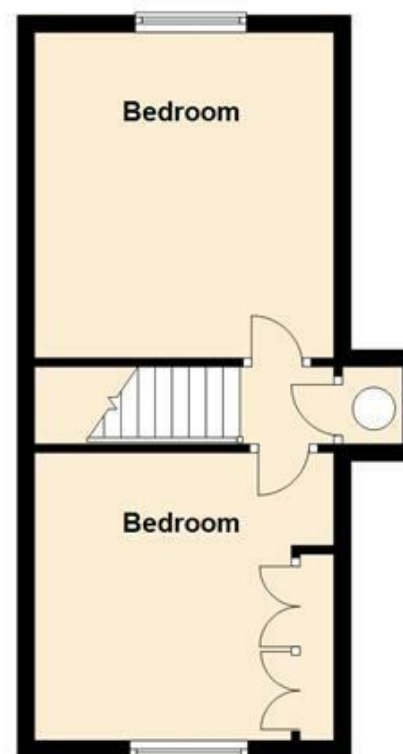
Approx. 79.5 sq. metres (856.2 sq. feet)



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)


### First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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