



2 Chestnut Copse, London Road, Newark,
Nottinghamshire, NG24 1RX

£550,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A superbly presented and generously proportioned four bedroom detached bungalow with a double garage, pleasantly situated at the head of a private cul-de-sac approximately 1.5 miles from Newark town centre. The property offers excellent modern living accommodation with uPVC double glazed windows fitted in 2016 by well-respected local company Sherwood Windows, gas fired central heating including a new Viessmann gas combination boiler installed in August 2025, external security lighting and a smoke alarm system.

The current owners have invested in a tasteful programme of improvements. These include a refitted dining kitchen featuring stylish cream Shaker units complemented by a range of integrated appliances. The family bathroom and en-suite shower room were refurbished in 2019 and are finished with well-appointed white suites and attractive tiled splashbacks. A new uPVC double glazed conservatory was installed in 2018 by Roof Friendly, greatly improving reception space overlooking the rear garden.

The accommodation briefly comprises: entrance porch, welcoming entrance hall, lounge, dining room, conservatory, dining kitchen, utility room, master bedroom with en-suite dressing area and shower room, three further bedrooms, and a family bathroom.

Outside, a driveway provides off-road parking for several vehicles and leads to a detached brick-built double garage, now enhanced with remote-controlled electric roller shutter doors for added convenience. Attractive, well-tended and enclosed gardens lie to both the front and rear, offering a pleasant and private outdoor setting.

This superb home will appeal to purchasers seeking a spacious and well-appointed bungalow in a peaceful residential setting, yet within easy reach of Newark's excellent amenities, schooling and transport links. Internal viewing is highly recommended.

Newark is a thriving and attractive market town, well placed for commuting to Nottingham and Lincoln. Newark Northgate Station provides fast rail services to London King's Cross in approximately 75 minutes, and regular bus

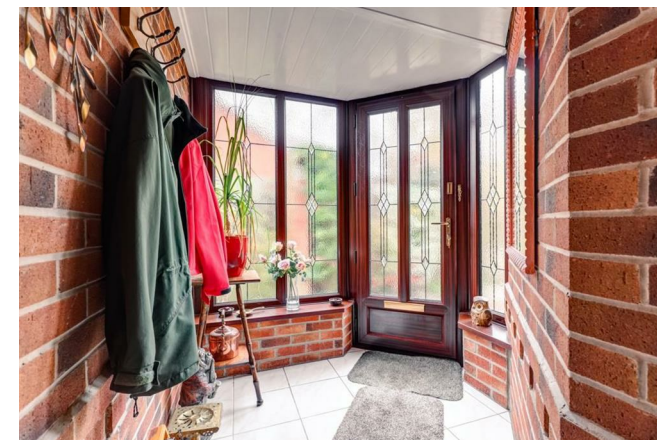
and train services offer convenient links to surrounding centres.

The town enjoys an extensive range of amenities including Asda, Aldi, Morrisons and Waitrose supermarkets. A newly developed retail park on the outskirts of the town centre now features an M&S Food Hall, further enhancing local convenience. Newark also offers an appealing mix of independent and national retailers centred around the historic Georgian market square, along with a new Waterstones bookshop which opened in the town centre in September 2025.

There is an excellent choice of cafes, bars and restaurants, including well-known names such as Starbucks and Costa, as well as a range of local establishments. Primary and secondary schooling of good repute is available within the town, and Newark General Hospital provides local healthcare provision. With its blend of heritage, modern amenities and strong transport connections, Newark remains a highly desirable place to live.

The property is constructed of brick elevations under a tiled roof covering. A replacement UPVC double glazed conservatory was added in 2018. The uPVC double glazed windows were fitted in 2016. The central heating is gas fired and a new boiler was fitted in July 2025. The living accommodation is more fully described as follows:

ENTRANCE PORCH



With uPVC double glazed front entrance door and ceramic tile floor. Inner door gives access to hall.

HALL

9' x 9' (2.74m x 2.74m)



This unusual hexagonal shaped hall has attractive Amtico floor covering, a cloaks cupboard with modern sliding doors fitted in 2024, coved ceiling and radiator.

LOUNGE

15'5 x 10' 2 (4.70m x 3.05m 0.61m)



(maximum measurement plus 8'10 x 5'5)

The focal point of this room is the fireplace with a wooden mantle shelf above, Chesneys gas fired flame effect stove set on an attractive limestone hearth. There is a uPVC double glazed window to rear elevation and two uPVC double glazed windows to the side. There is also coved ceiling, television points and double panelled radiator.



DINING ROOM

13'6 x 11'8 (4.11m x 3.56m)



With coved ceiling, double panelled radiator and French doors to the rear elevation giving access to the conservatory.

CONSERVATORY

12'4 x 9'5 (3.76m x 2.87m)



A new uPVC double glazed conservatory with heat reflective glass roof was installed by Roof Friendly in 2018. A set of uPVC double glazed French doors give access to the garden and patio. There is a radiator and cushion vinyl flooring.

DINING KITCHEN

17'3 x 11'9 (5.26m x 3.58m)



(narrowing to 9'5)

The kitchen has been refitted with new units comprising country cream Shaker design base units with cupboards and drawers. Working surfaces over incorporating a ceramic one and a half bowl sink and drainer with mixer tap. Matching slim line base cupboards with working surfaces over. Fitted appliances include fridge freezer, Bosch microwave combination oven and a fan oven, CDA gas hob with extractor over, tiling to splashbacks and eye level wall mounted cupboards including plate rack and shelf. There is a designer radiator, ceramic tiled floor, uPVC double glazed window to rear elevation and walk in bay with uPVC double glazed window and patio door. Telephone point.



UTILITY ROOM

7'1 x 5'10 (2.16m x 1.78m)

There is a uPVC double glazed window to rear elevation, radiator and Veissman gas fired central heating boiler installed August 2025. Range of units matching the kitchen comprise base cupboards and integral bin, working surfaces over with inset stainless steel sink and drainer, tiling to splashbacks, plumbing and space for automatic washing machine, plumbing and space for dishwasher, original eye level wall mounted cupboards.

BEDROOM ONE

11'10 x 11'7 (3.61m x 3.53m)



(plus 6'3 x 4'4)

With uPVC double glazed window to rear elevation as well as two uPVC double glazed windows to the side elevation. Coved ceiling, television point, telephone point, double panelled radiator, fitted double wardrobe with new sliding mirrored doors and internal hanging rail and shelves fitted in 2024.



DRESSING AREA

6'9 x 3'1 (2.06m x 0.94m)

ENSUITE SHOWER ROOM

9'6 x 5'9 (2.90m x 1.75m)



This well appointed en-suite shower room was refitted in 2018 with a white suite comprising low suite WC, wash hand basin, counter top, teal Shaker style vanity cupboards under, high quality tiling to splashbacks, double shower with glass screen and tray, mermaid style shower boards to walls, wall mounted rain and hand shower. Designer heated towel radiator, LED downlights, eye level uPVC double glazed window, good quality click flooring.

BEDROOM TWO

12'1 x 11'8 (3.68m x 3.56m)



Having uPVC double glazed window to the front elevation, coved ceiling, television point and radiator.

BEDROOM THREE/OFFICE

10' x 8'5 (3.05m x 2.57m)



Having double wardrobe, coved ceiling and radiator. There is a uPVC double glazed window to the front elevation.

BEDROOM FOUR/STUDY

11'4 x 8'4 (3.45m x 2.54m)



There are uPVC double glazed windows to the front and side elevations, television point, main telephone point and radiator.

FAMILY BATHROOM

8'4 x 6'9 (2.54m x 2.06m)



This well appointed family bathroom was refitted in 2019 with a quality white suite comprising low suite WC, wash hand basin, counter top with grey Shaker design vanity cupboards under, panelled bath with shower over and a glass shower screen. Tiling to splashbacks, chrome towel radiator, uPVC double glazed window to side elevation plus a high level uPVC double glazed window. There is good quality quickstep click flooring, tiling to splashback and LED ceiling lights.

OUTSIDE



To the front of the bungalow there is a block paved forecourt and paved area. Centre opening wrought iron gates lead to an enclosed front garden area with paved path, lawned area and border. A block paved driveway with off road parking for two vehicles is located to the side of the bungalow and gives access to the double garage. The access road from London Road to the three properties in the development is private and unadopted.

DOUBLE GARAGE

17'10 x 17'5 (5.44m x 5.31m)

A brick built detached double garage with two electric roller shutter doors, power and light are connected with a personal door to side elevation.

REAR GARDEN



To the rear of the property there is an enclosed and private garden with a paved patio to the rear of the bungalow. A lawned garden area, pergola, attractive flower and shrub borders as well as rockery. Trees include fig and conifer. A wrought iron gate gives access to the driveway.



AGENTS NOTE

The access road from London Road to the 3 properties in the development is private and unadopted.

SERVICES

Mains water, electricity, gas are all connected to the property. Mains drainage is via a pumping station, which maintained/adopted by Severn Trent. The central heating system is gas fired and a new Veissman central heating boiler was installed in August 2025 and located in the utility room.

TENURE

The property is freehold.

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.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District council Tax Band E

2 Chestnut Copse, Newark
Approximate Gross Internal Area
Main House = 150 sq.m/1617 sq.ft
Garage = 29 sq.m/311 sq.ft
Total = 179 sq.m/1928 sq.ft

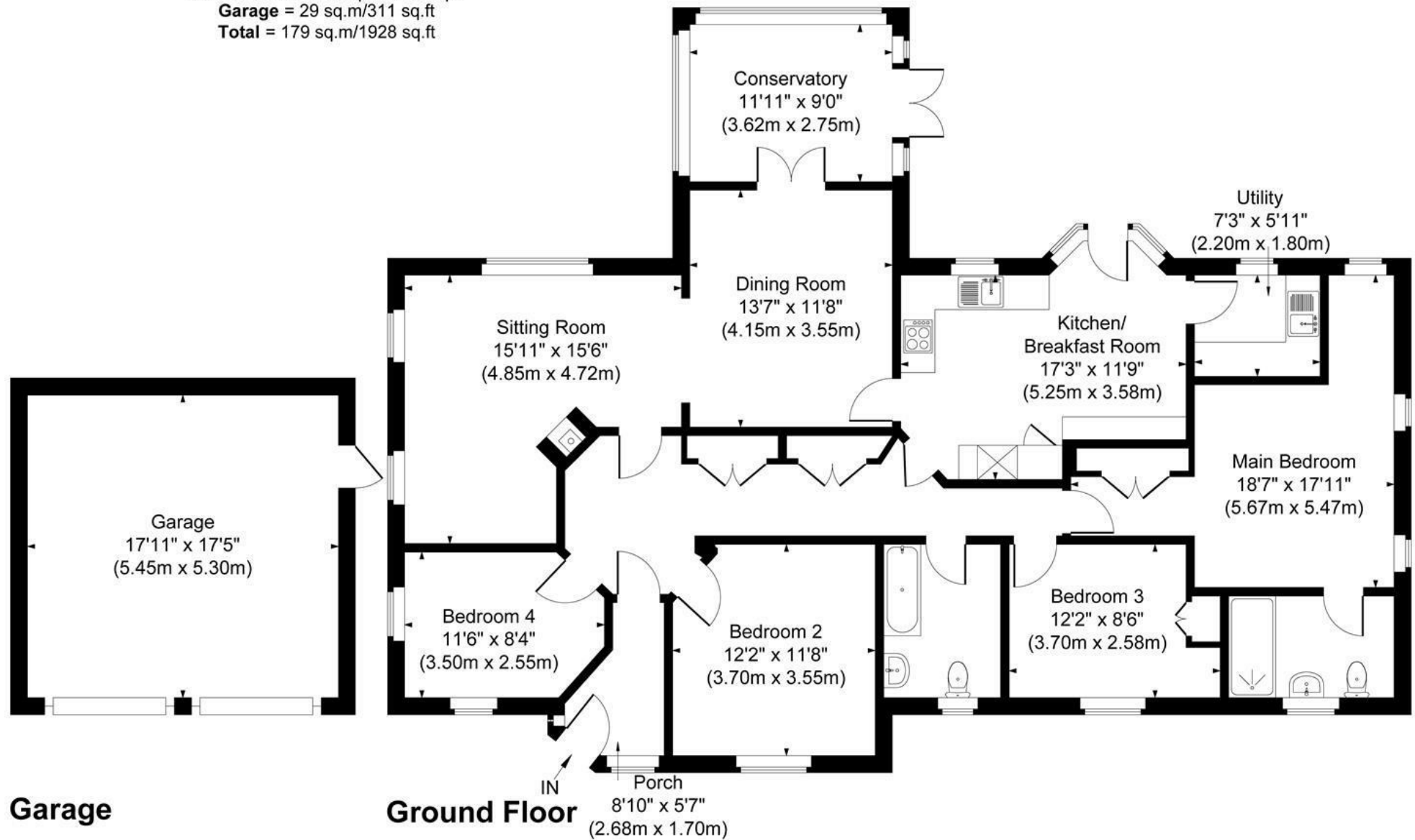


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers