



26 Ashworth Close, Newark, NG24 2LJ

Price Guide £190,000

Tel: 01636 611811

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

PRICE GUIDE £190,000-£200,000 A detached four bedroom chalet style house situated on a corner plot in this well regarded and sought after cul-de-sac location. The property offers spacious living accommodation which has the benefit of a modern gas fired central heating system and uPVC double glazed windows.

Agents Note - Important Information - The property is effected by a structural defect, structural settlement has occurred with significant structural cracks evident to the main structure. Buyers should be aware this could impact on a lender's decision.

The accommodation includes entrance hall, 23 ft lounge featuring two picture windows to the front elevation, 19 ft living/dining room with patio doors leading to the rear garden, kitchen with fitted units and appliances, study which could be used as ground floor bedroom if required, shower room with modern white suite and separate WC. Moving to the first floor there are four bedrooms and a family bathroom. Two of the bathrooms are located in the original part of the house with a further two bedrooms and the family bathroom located in the extension. These areas are accessed by two separate staircases.

Outside the property occupies a corner plot with front gardens and a driveway with ample parking for up to 4 cars and a car port. Viewing is recommended.

Ashworth Close is a pleasant cul-de-sac forming part of the highly regarded Beacon Heights development located just over 1 mile from Newark town centre and a range of excellent local amenities. Shopping facilities in Newark include M&S Food Hall and several supermarkets; Waitrose, Morrisons, Asda and Aldi. Town centre amenities include the mainly Georgian market place, Castle Gate with 12th century Castle and riverside areas. There are many interesting boutiques and restaurants. Newark Northgate railway station with services to London Kings Cross with journey times of just over 75 minutes. The Castle railway station provides services to Lincoln and Nottingham. The town is on the crossroads of the A1 and A46 trunk roads.

This detached chalet style house was built circa 1970 with a later two storey extension added circa 1990. Constructed with brick elevations under a tiled roof covering the living accommodation is arranged over two floors and has the benefit of uPVC double glazed windows and a modern gas fired central heating system. The living accommodation is described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

19'1 x 5'9 (5.82m x 1.75m)

Aluminium double glazed sliding front entrance door. Built in cloaks cupboard which also houses the gas fired central heating boiler. Two separate staircases allow individual access to the first floor accommodation in the original and extended part of the house respectively.

LOUNGE

23'3 x 12'6 (7.09m x 3.81m)



Two uPVC double glazed picture windows to the front elevation, three radiators, cove ceiling. Marble style fireplace and hearth housing a Living Flame gas fire.

LIVING/DINING ROOM

19'4 x 12'3 (5.89m x 3.73m)



This room forms part of the 1980s built extension and has aluminium framed double glazed sliding patio doors giving access to the rear garden and an aluminium frame double glazed window to the rear elevation, cove ceiling.

STUDY

8'6 x 6'8 (2.59m x 2.03m)

With radiator and uPVC double glazed window to the rear elevation. This room could be used as a ground floor bedroom if required.

LOBBY

5'8 x 2'9 (1.73m x 0.84m)

Leading to the shower room and separate WC.

W.C.

With low suite WC and uPVC double glazed window to the rear elevation.

SHOWER ROOM

8'5 x 4'10 (2.57m x 1.47m)

(maximum measurement into recess)



Fitted with a modern white wash hand basin and vanity cupboard below, corner shower enclosure with glass screen and sliding doors. Shower boards to the wall, overhead and hand shower. Wall mounted towel radiator, uPVC double glazed window to rear elevation. Fully tiled walls and a full height wall mirror.

KITCHEN

14'8 x 7'9 (4.47m x 2.36m)
(plus 7'11 x 2'6)



L-shaped room. Radiator, uPVC double glazed window to rear elevation, uPVC double glazed sliding patio doors to side elevation. Range of fitted kitchen units comprise base

cupboards and drawers, working surfaces over with inset composite one and a half bowl sink and drainer, tiling to splashbacks, wall mounted cupboards including leaded light display cabinets. Tall larder cupboards with pull out shelving unit. Built in appliances include fridge, electric double oven and gas hob.



FIRST FLOOR

STAIRCASE ONE

Gives access to a small landing and the two bedrooms located in the original house.

BEDROOM ONE

13'3 x 11'5 (4.04m x 3.48m)



UPVC double glazed window to rear elevation, radiator, loft access hatch. Built in open wardrobe and shelving, storage alcove in eaves with pine panelling.

BEDROOM TWO

13'6 x 12'7 (4.11m x 3.84m)



Built in double wardrobe, uPVC double glazed window to front elevation, radiator.

STAIRCASE TWO

Gives access to the two bedrooms and family bathroom located in the 1980s built extension.

LANDING

10'3 x 5'8 (3.12m x 1.73m)

Velux roof light.

BEDROOM THREE

9'3 x 8'6 (2.82m x 2.59m)



(plus 8'11 x 5'8)

UPVC double glazed window to rear elevation, electric storage heater.

BEDROOM FOUR

8'4 x 7'10 (2.54m x 2.39m)

(narrowing to 5'4)

UPVC double glazed window, loft access hatch, electric storage heater. Airing cupboard housing the hot water cylinder.

FAMILY BATHROOM

10'1 x 5'5 (3.07m x 1.65m)



Fitted with suite comprising a bath set in a tiled surround, low suite WC, bidet and a wash hand basin with vanity cupboard below. There is a large double shower enclosure measuring approximately 3'8 x 3'11 with shower tray, tiled walls, smoked glass sliding screen doors, extractor fan and wall mounted and Aqua Lisa shower over.

OUTSIDE



The house is situated on a pleasant corner plot approached

by a concrete driveway with ample parking for up to four cars. Additionally there is a car port which forms part of the 1990s built extension. The front garden is laid to lawn and there is an area planted with shrubs. A pathway to the side of the house leads to the rear garden which is enclosed and secluded. The garden is laid to lawn with a block paved patio terrace connecting to the rear of the house which has a partly covered area created by the first floor overhang of the extension.

To the east side of the house and gardens is an area planted with shrubs including laurels which provides additional screening and privacy from neighbouring properties.





AGENTS NOTE - IMPORTANT INFORMATION

The property is affected by a structural defect, structural settlement has occurred with significant structural cracks evident to the main structure. Buyers should be aware this could impact on a lender's decision.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a modern system boiler located in the hallway cloaks cupboard.

TENURE

The property is freehold.

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 C.

Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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 611811



RICS



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

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers