

# NEW HOME - IMMEDIATE OCCUPATION



4, Grove Grange Barnby Road, Newark, NG24  
2NE

£595,000

Tel: 01636 611 811

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Four Bedroomed Flexible Design
- Timber Framed Construction
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,848 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 24ft Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Low Density 10 House Development
- Attached Brick Built Garage

A detached four bedroomed family house, delightfully situated on this 10 house low density and high quality development by the Grange Developments. The house design features a 24ft kitchen with aluminium bi-fold doors, open plan dining area, two reception rooms, four double sized first floor bedrooms, en-suites to master and guest bedrooms and family bathroom. This is a cul-de-sac development comprising three and four bedroomed houses conveniently situated within walking distance of Barnby Road Academy Primary School, Newark Town Centre and Newark Northgate Railway Station.

- \* Timber framed construction and expected 'A' rating EPC.
- \* Grey uPVC windows and doors and aluminium bi-folds.
- \* Gas central heating with panelled radiators.
- \* Designer kitchen by Intone Kitchens (Bourne) Lincolnshire with composite worktops.
- \* Oak vertical panel internal doors.
- \* Engineered Oak floors and fitted carpets.
- \* LED lighting throughout.
- \* Hive control heating.
- \* Individual Klargestar sewage treatment system.
- \* 10 year building warranty.

The property has facing brick elevations under a tiled roof and the following accommodation is provided:

## GROUND FLOOR

### ENTRANCE HALL

10'7 x 10' (3.23m x 3.05m)  
Central staircase to the first floor.

### CLOAK ROOM

9'3 x 4'10 (2.82m x 1.47m)

### LOUNGE

21'4 x 11'9 (6.50m x 3.58m)  
(Measured into the front bay window)  
Centre opening south facing French windows.

### STUDY

9'6 x 8'10 (2.90m x 2.69m)  
(Measured into the bay window)

### UTILITY ROOM

8'9 x 5'7 (2.67m x 1.70m)  
With external door.

## BOILER ROOM AND STORE CUPBOARD

### OPEN PLAN KITCHEN DINER

24'3 x 12'1 (7.39m x 3.68m)  
South facing centre opening French doors to the garden.

### DINING AREA

9'10 x 10' (3.00m x 3.05m)  
(Approximate measurements).  
Open plan with the kitchen area.

### GALLIERED LANDING

20' x 6'6 (6.10m x 1.98m)  
Built-in cupboard with hot water cylinder.

### BEDROOM ONE

18'3 x 12'9 (5.56m x 3.89m)  
(Plus 7'11 x 6'5)  
With dual aspect, radiator.

### EN SUITE

10' x 5'11 (3.05m x 1.80m)

### BEDROOM TWO

11'7 x 9'1 (3.53m x 2.77m)  
With built-in cupboard, radiator.

### EN SUITE

8' x 3'11 (2.44m x 1.19m)

### BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)  
Radiator.

### BEDROOM FOUR

12'3 x 9'9 (3.73m x 2.97m)  
Radiator.

**BATHROOM**

7'4 x 6'1 (2.24m x 1.85m)

Radiator.

**OUTSIDE**

External car parking spaces and garden area.

**GARAGE**

19' x 10'6 (5.79m x 3.20m)

(approximate internal measurement)

With garage door and rear personal door.

**SERVICES**

Mains water, electricity, and gas are connected.

**DRAINAGE**

Each property has a Klargester sewage treatment system.

**TENURE**

The property is freehold.

**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.

**VIEWING**

Strictly by appointment with the selling agents.

**COUNCIL TAX**

To be confirmed.

**ALSO AVAILABLE**

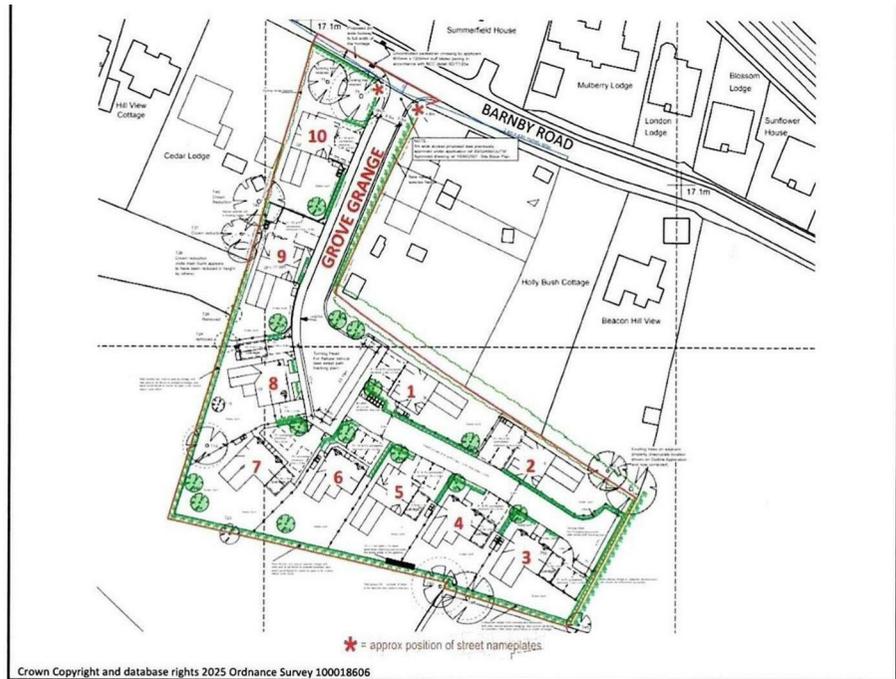
6 Grove Grange - £575,000

8 Grove Grange - £595,000



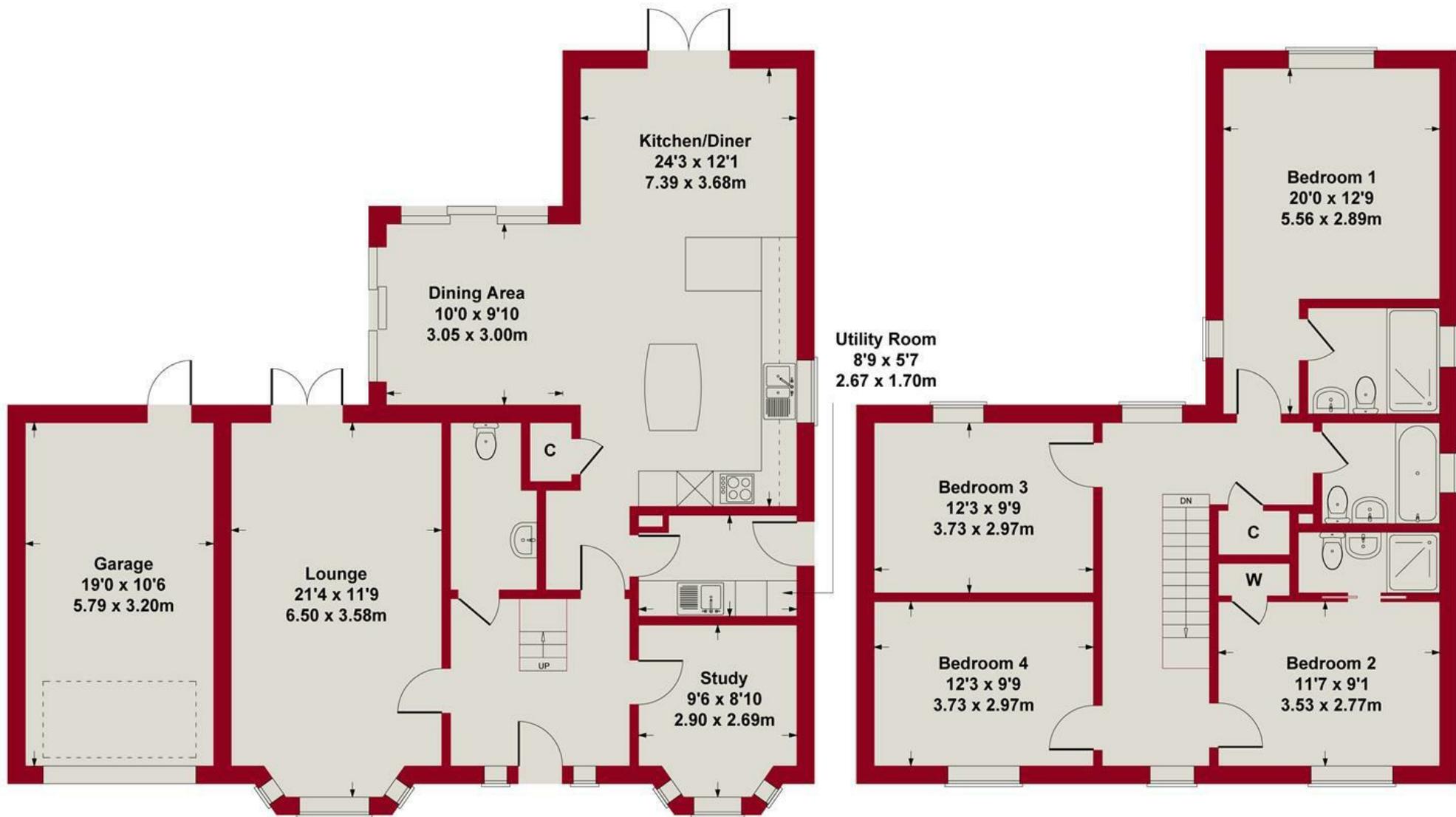
### GROVE GRANGE, BARNBY ROAD, NEWARK

Plot	Description	Garage	GIA m <sup>2</sup> (ft <sup>2</sup> )	Price
1	3/4 bed		171.5 (1846)	£575,000
2	3/4 bed		171.5 (1846)	£575,000
3	4 bed	Yes	184.8 (1989)	£545,000
4	4 bed	Yes	171.7 (1848)	£595,000
5	3/4 bed	Yes	171.5 (1846)	£595,000
6	4 bed		171.7 (1848)	£575,000
7	4 bed	Yes	184.8 (1989)	£545,000
8	4 bed	Yes	171.7 (1848)	£595,000
9	3/4 bed		171.5 (1846)	£575,000
10	3/4 bed		171.5 (1846)	£585,000



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Official copy issued on 12th June 2025 under the Council's Statutory Street Naming and Numbering powers. The plan shows the general position, not the exact position of an address. It may be subject to distortions in scale. The Unique Property Reference Number (UPRN) is generated from the NLPG, in accordance with BS7666.



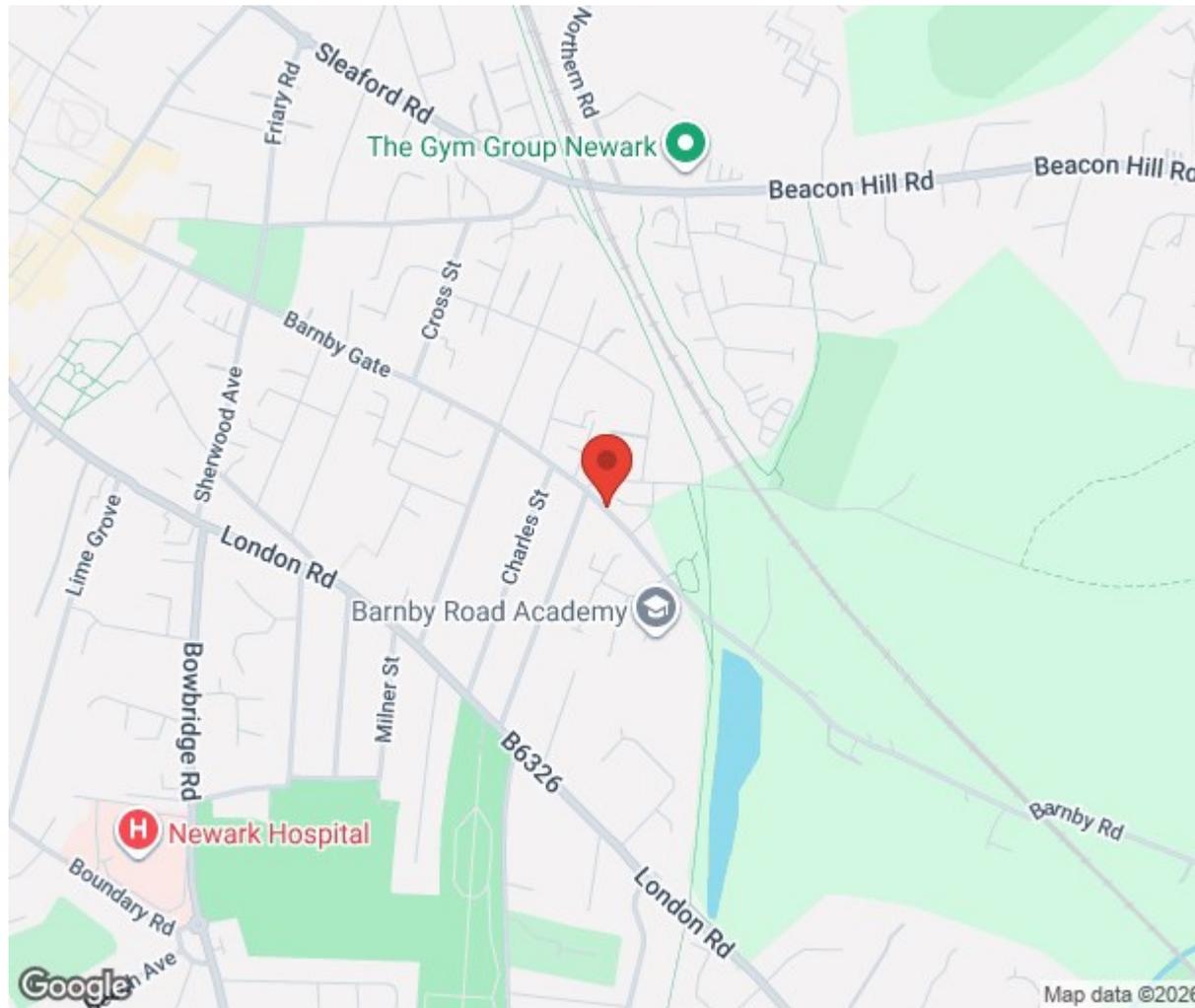
**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.





*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.*

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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