



2 Witham Close, Newark, Nottinghamshire,
NG24 2HD

£190,000
Tel: 01636 611811

 **RICHARD
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PARTNERS
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A very well presented and extended three bedroom semi-detached family home situated in a quiet cul-de-sac location within one mile of Newark town centre. The living accommodation has the benefit of gas fired central heating and upvc double glazing.

The accommodation comprises entrance porch, entrance hall, 24ft open plan lounge dining room, upvc double glazed conservatory extension, 16ft kitchen diner with a range of modern units and integral appliances. On the first floor there are three bedrooms and a family bathroom with modern white suite and a shower over the bath.

Outside, there is a driveway with parking for at least two cars leading to a brick built single garage. The front garden is enclosed with a landscaped area with paved path and patio. To the rear is an enclosed and secluded low maintenance garden with slate chip surface and a paved patio terrace. Ideal for a young family or those looking to move to a modern home close to a range of excellent amenities. Viewing is highly recommended.

Witham Close is located just one mile from Newark town centre, excellent amenities can be found here including Morrisons, Asda, Aldi and Waitrose supermarkets. The town centre has an attractive Georgian market square which holds regular markets and has a variety of interesting shops and good quality bars, restaurants and cafe's including Costa and Starbucks. Newark Northgate railway station has fast trains connecting to London King's Cross in approximately 75 minutes. Access points to the A1 and A46 dual carriageway are nearby.

The property is constructed of brick elevations under a tiled roof covering with the accommodation arranged over two levels, which can be further described as follows:

GROUND FLOOR

ENTRANCE PORCH

5'6 x 4'2 (1.68m x 1.27m)

Upvc double glazed front entrance door and window. Ceramic tiled floor covering. Upvc double glazed door leading to entrance hall.

ENTRANCE HALL

With radiator.

LOUNGE DINING ROOM

23'10 x 11'9 narrowing to 8'3 in dining area (7.26m x 3.58m narrowing to 2.51m in dining area)



A pleasant open plan room with two radiators, window to the front and sliding patio doors giving access to the rear garden. There is an attractive cast iron style period fireplace with stone fire surround housing a living flame gas fire, television point, LED ceiling lights.



KITCHEN DINER

16'6 x 8'4 (5.03m x 2.54m)



Upvc double glazed rear entrance door and window to the front elevation. Wall mounted Glowworm combination gas fired central heating boiler, radiator, space for a dining table, range of modern kitchen units comprise base cupboards and drawers with working surfaces above, inset stainless steel one and a half bowl sink and drainer. Plumbing for dishwasher, plumbing for automatic washing machine, space for a dryer, fitted appliances include electric double oven and gas hob, stainless steel splash back, part tiled walls, wall mounted cupboards and shelving.

CONSERVATORY

14'1 x 8'9 (4.29m x 2.67m)



Upvc double glazed conservatory built on a brick base with polycarbonate roof covering. French doors give access to the rear garden.



FIRST FLOOR

LANDING

With loft access hatch and built-in cupboard.

BEDROOM ONE

14'8 x 8'6 narrowing to 6'4 (4.47m x 2.59m narrowing to 1.93m)



Windows to the rear and side elevations, radiator, built-in triple wardrobes.

BEDROOM TWO

10'4 x 8'5 (3.15m x 2.57m)



With radiator and window to the rear. Fitted double wardrobe with cupboards over.

BEDROOM THREE

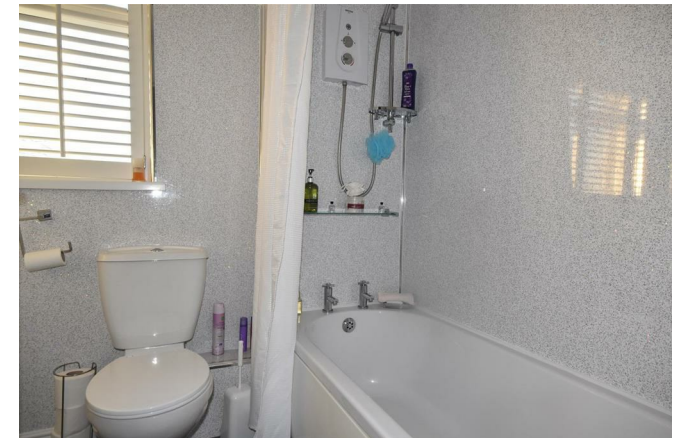
8'4 x 6' plus 2'7 x 3'3 (2.54m x 1.83m plus 0.79m x 0.99m)



With front facing window, radiator, built-in single wardrobe with cupboards over.

FAMILY BATHROOM

5'10 x 5'3 plus 3'3 x 2'11 (1.78m x 1.60m plus 0.99m x 0.89m)



Modern white suite comprising wash hand basin with vanity cupboards below, low suite wc, panelled bath with electric shower over, waterproof shower boards to the walls, ceramic tiled floor, radiator, extractor fan, window to the front.

OUTSIDE



The front garden is enclosed with a brick boundary wall to the front and centre opening wrought iron entrance gates leading to a concrete driveway allowing parking for at least two cars and access to the single garage. Landscaped front garden area with paved path and a small patio terrace, gravelled area incorporating a circular paved area with pebbles. Outside tap.

A wooden fence and gate gives access to the enclosed rear garden which has a slate chip area and paved patio terrace, paved path, raised brick planter and conifers along the rear boundary. A pleasant and secluded low maintenance garden.



SINGLE GARAGE



Brick/block built single garage with a tiled roof, electric up and over door.

SERVICES

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

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.

Ground Floor

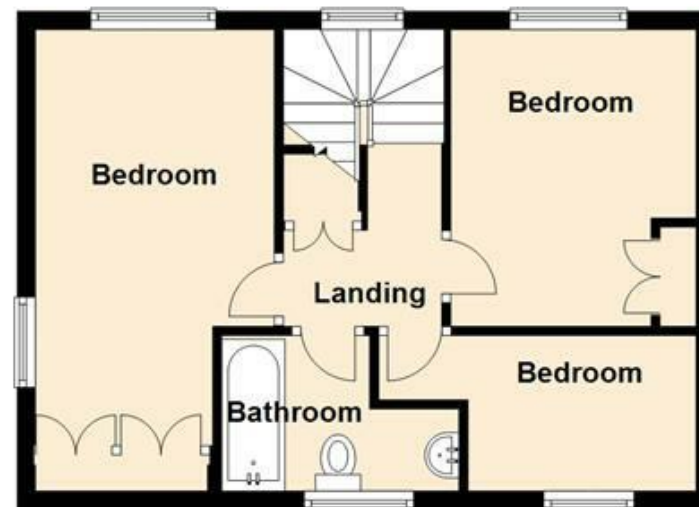
Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

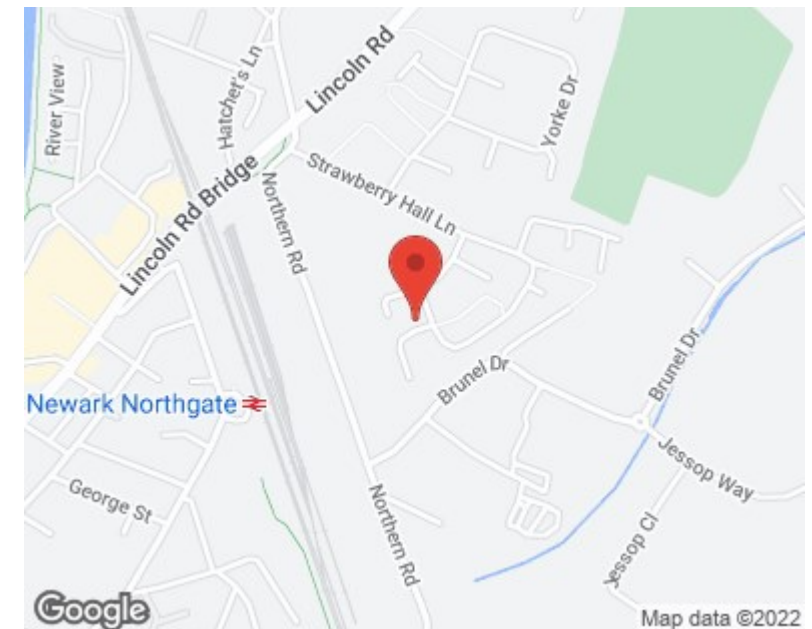
First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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