



**PLOT 47, THE GONALSTON The Avenues,  
Lord Hawke Way, Newark, NG24 4FH**

**£267,995**  
Tel: 01636 611811

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

**\*\*Plot 47 The Gonalston** - three double bed townhouse, ready now!  
Fantastic cashback deal of £8,000!  
Integrated Appliances included and quality flooring fitted throughout.  
Don't miss out – call to book your appointment!\*\*

Looking for something a bit different than the standard new build? Then look no further, Plot 47 The GONALSTON is an ultra stylish home with fantastic curb appeal that stands out from the rest. It has 3 DOUBLE BEDROOMS over 2.5 storeys, and flexible open plan living space. The living area boasts of four panel BI-FOLD doors leading onto the good-sized garden . There is an off road parking space under the CAR PORT

This light and airy property with glass Juliet Balconies to Bedroom One and Bedroom Two..

The Avenues is next to the Leisure Centre with its swimming pool and the new YMCA which has a fantastic cafe where you can sit outside for a leisurely breakfast, lunch or just a coffee and watch the action. The development is just a 15 minute walk into Newark town center and a short distance to Balderton Lake, so plenty of opportunities to leave the car at home.

The Avenues is situated in an enviable location with easy access to the historic Newark on Trent town centre amenities. This is combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood Living. A developer who is proud to build homes valued by the communities they are part of and The Avenues is no exception. The quality of an Arkwood home is much more than the exceptional level of specification they offer with the houses constructed to outstanding standard of quality.

### **PLOT 47 - THE GONALSTON**

This is a mid-terraced, light and airy, 2.5 Storey, 3 double bedroom home. There are UPVC glazed windows, including tall design feature windows, with glass, Juliet

balconies to two of the bedrooms. The property also benefits from fantastic bi-folding doors to the rear garden, so you can open up your home, seamlessly bringing the outdoors in. The property has modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. The property has a good size garden to the rear with the single carport with off street car parking behind the property.

### **LOCAL AREA & AMENITIES**

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of historic landmarks and buildings centered around the stunning Newark Castle, beautifully positioned on the banks of the River Trent. This new community of high-quality luxury homes are conveniently located on the outskirts yet still within easy walking distance from the vibrant town center, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' style retailers tucked away in some of the quaint parts of the town. This all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from. This ranging from first class gyms and leisure centers to a number of local parks that include children's playgrounds and on-site cafés, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin

Hood are just a short drive away, perfect for a family day out.

Historic Lincoln is always worth a visit. Just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, just a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fastest journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

### **GROUND FLOOR**

#### **EXTERNAL STORE**

3'0" x 2'8" (0.92 x 0.82)

#### **ENTRANCE HALL**

Entrance hallway, with entrance matting and luxury vinyl flooring leads through to a stylish kitchen. A winder staircase has a convenient storage area beneath and leads up to the first floor.

#### **WC**

3'0" x 5'1" (0.92 x 1.57)

With WC and wash hand basin and contemporary luxury vinyl tile flooring.

#### **LIVING ROOM**

12'2" x 17'4" (3.71 x 5.30)

This flexible space is open plan to the kitchen. It benefits from contemporary luxury vinyl tile floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. The bi-fold doors open out onto the rear patio and garden, providing a light and airy extended entertaining space.

#### **KITCHEN**

8'9" x 13'1" (2.67 x 4.01)

The kitchen is fitted with stylish pale grey and navy shaker style units by Magnet. The kitchen includes all integrated Zanussi appliances, including a dishwasher and washer dryer, under unit lighting, integrated bin store and corner pull out shelf base unit. The kitchen area is open plan, flowing into the light and spacious lounge/dining area.

## FIRST FLOOR

### LANDING

With high quality fitted carpets.

### BEDROOM 2

13'11" x 9'8" (4.25 x 2.97)

A light airy room, with full height large window. There are also high quality fitted carpets, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

### BEDROOM 3

8'9" x 17'5" (2.67 x 5.32)

With high quality fitted carpets, compact radiator and tv point.

### BATHROOM

6'5" x 7'3" (1.96 x 2.22)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with shower over, vanity unit with wash hand basin and wc. There is full height tiling around the bath and vinyl floor covering. There is a chrome heated towel rail.

### STORE

3'0" x 2'6" (0.93 x 0.78)

## SECOND FLOOR

### BEDROOM 1

13'0" x 10'1" (3.97 x 3.09)

A light an airy master bedroom on the second floor which benefits from a full height window, tv point and en-suite. It is fitted with high quality carpets.

### EN SUITE

6'5" x 7'3" (1.96 x 2.21)

With vinyl floor covering, a white contemporary bathroom suite with chrome fittings, including WC, wash hand basin and shower. There is full height tiling around the shower.

### STORE

2'8" x 3'10" (0.82m x 1.19m)

### GARDEN

The good sized North East facing rear garden will be grass

seeded with a paved a patio area. To the front is a small area of low level planting. To the side of the front door is a useful external store.

### CAR PORT

The single car port lies to the rear of the property.

### SPECIFICATION

Arkwood are proud to offer a high base specification all included in the price of your new home.

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home.

### STREET SCENE

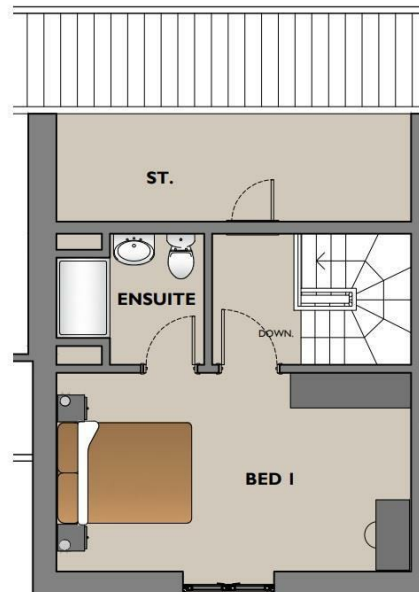
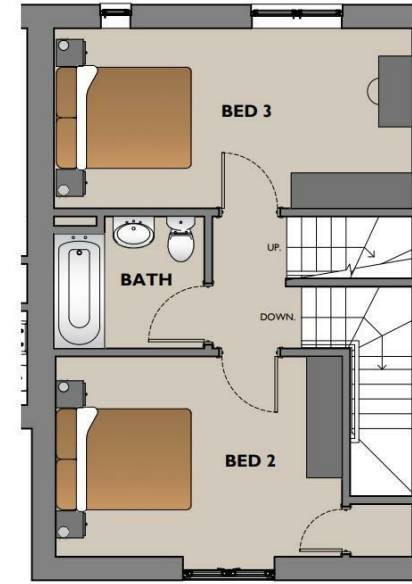
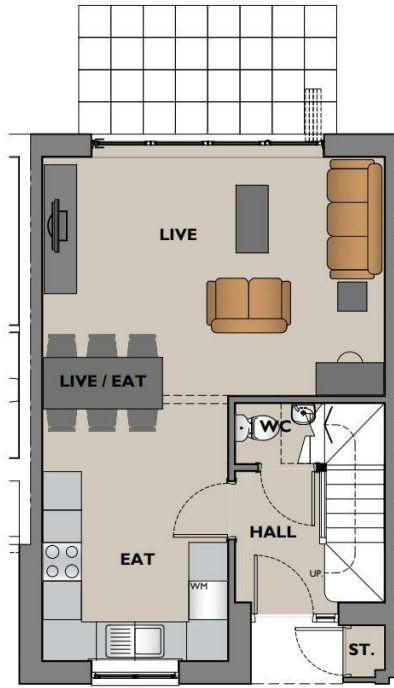
### TENURE

The property is freehold, with vacant possession upon legal completion.


### VIEWING

The plot is ready now. Reservation is available and full details and drawings are available with the selling agents, appointments are strongly advised.

### SHOW HOME PHOTOS





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



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