



4 Barnby Crossing, Newark, NG24 2NG

£160,000

Tel: 01636 611 811

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A very well-presented and modernised two bedroom mid-terrace cottage with a superb living room extension, pleasantly situated on the outskirts of Newark in a semi-rural setting, while remaining conveniently close to a good range of local amenities including shops and schools.

The property benefits from uPVC double glazing throughout and modern gas central heating via a combination boiler. The accommodation comprises a dining room and a well-appointed kitchen fitted with contemporary units and integrated appliances. A particular highlight of the home is the impressive living room extension, which creates a generous and light-filled living space with patio doors opening directly onto the rear garden.

To the first floor there are two well-proportioned bedrooms, along with a well-appointed bathroom fitted with a white suite.

Outside, there is off-road parking for one vehicle at the front of the property. To the rear is an enclosed garden, primarily laid to lawn with a paved patio, ideal for outdoor dining and relaxation.

The sale of the property includes a share in the adjoining communal green space, enjoyed by approximately eight neighbouring residences. This attractive area is maintained for the use and enjoyment of the residents of Barnby Crossing Cottages and provides a pleasant additional outdoor amenity.

Barnby Crossing is ideally situated within one mile of excellent local amenities, including shops, schools, and Newark town centre. Nearby supermarkets include Morrisons, Asda, Waitrose, and Aldi, along with a recently opened M&S food hall. Newark's attractive town centre is centred around its mostly Georgian Market Square, which hosts regular markets and offers a charming mix of independent shops, boutiques, bars, restaurants, and cafes. A newly opened Waterstones in 2025 has added a welcome new dimension to the town's retail scene.

For recreation, the property is located in close proximity to

Balderton Lake and the nearby Sconce and Devon Park offers pleasant walking trails, a riverside walk, a children's play area, and the popular Rumbles Cafe.

Newark is also well connected, with Northgate Station providing fast rail services to London King's Cross in around 1 hour 15 minutes, and Castle Station offering links to Nottingham, Lincoln, and Leicester. The A1 and A46 dual carriageways are both easily accessible.

The town benefits from highly regarded primary and secondary schools and a General Hospital, making it an excellent location for families and commuters alike.

A mid-terraced house constructed of brick elevations under a concrete interlocking tiled roof. There is a living room extension at the rear built on a brick base with brick elevations and uPVC double glazed windows. This has an insulated roof with composite tiles which was added in 2023. The central heating is gas fired with a modern Ideal Logic combination boiler which is located in the bathroom. There are replacement uPVC double glazed windows. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### DINING ROOM

11'8 x 10'3 (3.56m x 3.12m)



UPVC double glazed window to front elevation, composite front entrance door. Useful walk in cupboard below stairs, built in pine corner cupboard accommodating the electric consumer unit. Fireplace with stone hearth housing a wood burning stove, wooden mantle over. Radiator, laminate floor covering.

### LOBBY

Laminate floor covering, wooden staircase to first floor.

## KITCHEN

11'9 x 9'2 (3.58m x 2.79m)



Radiator, uPVC double glazed internal window and door leading to the living room. Ceramic tiled floor, fitted kitchen units comprise modern Shaker design cupboards and drawers with oak drawer fronts, working surfaces above with inset composite sink and drainer with a new mixer tap. Built in appliances include electric fan oven, Indesit induction hob with extractor over. Tiling to splashbacks, eye level wall mounted cupboards, plumbing and space for automatic washing machine. Space for fridge freezer.

## LIVING ROOM

16' x 10'11 (4.88m x 3.33m)



An orangery style extension built with a brick base and brick elevations, uPVC double glazed windows and French doors giving access to the rear garden. The insulated roof was added in 2023 and has a composite tiled covering. PVC panels to the ceiling, ceramic tiled flooring. UPVC side entrance door. High level uPVC double glazed window. Designer radiator, LED pelmet lighting, display shelving over.



## FIRST FLOOR

## LANDING

Loft access and ladder. The loft space is part boarded.

## BEDROOM ONE

11'10 x 9'2 (3.61m x 2.79m)



UPVC double glazed window to rear elevation, radiator.

## BEDROOM TWO

9'6 x 7'1 (2.90m x 2.16m)



UPVC double glazed window to front elevation, radiator.

## BATHROOM

10'2 x 5'9 (3.10m x 1.75m)



Fitted with a modern white suite comprising panelled bath with mixer tap and shower over, glass shower screen, tiling to splashbacks. Wash hand basin with a gloss finish vanity cupboard under, low suite WC. Wall mounted heated chrome towel radiator, uPVC double glazed window to front elevation, LED ceiling lights. Extractor fan, airing cupboard housing Ideal Logic Plus combi gas fired central heating boiler.

## OUTSIDE



To the front of the house there is parking for one car. A shared side entrance passage gives access to the rear. There is an enclosed south facing rear garden with new close boarded fencing which was added in 2025. The garden is laid to lawn which extends to the rear boundary. There is a paved patio terrace to the rear of the house connecting to the living room. The garden has rose beds and an apple tree, wooden constructed open bay shed, a newly dug pond and a wooden gate at the rear boundary gives access to the communal land. A share in this communal land comes with the purchase of the house. The land consists of an enclosed green space for communal use by the residents of Barnby Cottages. The land is managed by Barnby Road Management Co Ltd. We are informed that approximately eight of the residents of Barnby Cottages have a share in this land.

## COMMUNAL LAND

A share of the communal land located to the rear of the property comes with purchase of the house. The land is for the communal use by the residents of Barnby Crossing cottages. The land is managed by Barnby Road Management Co Ltd and the purchaser will become a Director of the Barnby Crossing Management Company. We are informed that around eight residents of Barnby Crossing cottages have a share in the land.

## TENURE

The property is freehold.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with an Ideal Logic combi boiler located in the bathroom

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Strictly by appointment with the selling agents.

## 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.

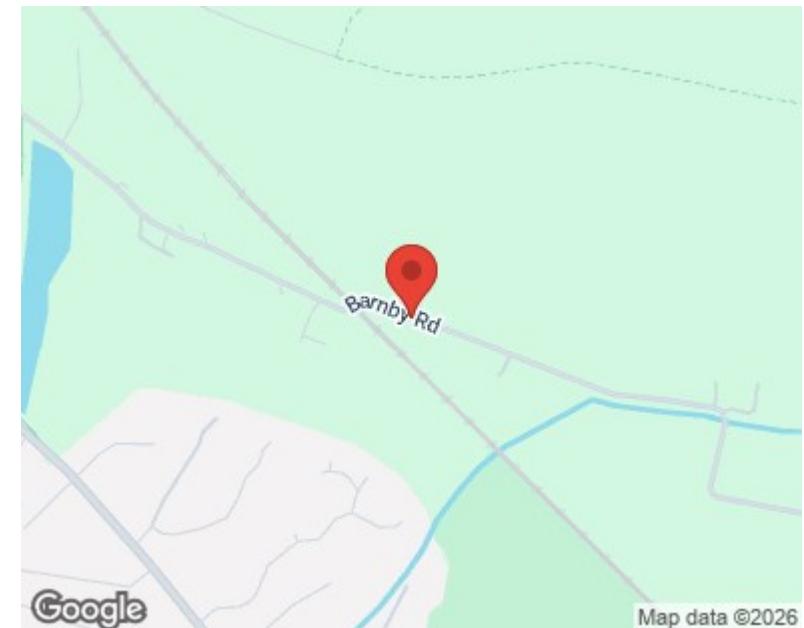
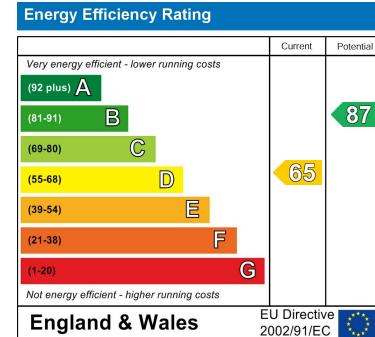
## COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.



**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 firms 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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