



Grant Close
Newark

MOUNT & MINSTER



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Newark

****NO ONWARD CHAIN**** A contemporary executive residence within an exclusive gated development, enjoying a premium finish from top to bottom with a high-end kitchen and bathrooms, within easy reach of all major transport links.

- Detached Residence
- Executive High-End Finish
 - Open-Plan
 - Formal Lounge
- Four Double Bedrooms
 - Three Bathrooms
 - Double Garage
- Air-Source & Solar Panels
 - New-Build Warranty
- London Kings Cross: 1hr 14mins



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DESCRIPTION

A newly constructed executive residence on an exclusive development of just four prominent homes, set back up a private drive off Beacon Hill Road. This contemporary and spacious home offers the discerning buyer the opportunity to acquire a premium-built property with ample parking and open-plan living at its finest. Accommodation briefly includes a stunning living-dining-kitchen with a log burner and bifold doors leading out onto an elevated terrace, an additional formal lounge, four double bedrooms and three bathrooms, two of which are ensuites. The property is completely future-proofed with superfast fibre broadband and a car charging point on the driveway.

LOCATION

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts. Your local Waitrose is conveniently located in this increasingly popular market town.

The property is superbly located near to some of the most important transport links in the East Midlands. The A1 and A46 are both in close proximity, as well as the main line to London Kings Cross (1 hour 14 mins). East Midlands airport is situated just 45 minutes away towards nearby Nottingham.

SCHOOLS

Newark offers several Primary, Secondary and 6th Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies. Highfields offers a high calibre private education.





OUTSIDE

The property is approached via electric gates (installation imminent) onto a tarmac driveway leading up to the property with ample private parking alongside the double garage. An additional and versatile gravelled space runs alongside the length of the property on approach. To the rear of the property, the developer has cleverly incorporated a spacious garden, ensuring the large plot is not dominated by the house itself, leaving plenty of space for a good sized lawn and a raised terrace providing a lovely area for outdoor eating and entertaining.

SERVICES

The property is centrally heated throughout via an air-source heat pump, with mains water, drainage and electricity all connected. The property also enjoys Photovoltaic solar panels to the roof which further help reduce running costs. Residents will also benefit from all the future payments from the current Renewable Heating Incentive (currently approx. £750 per year).

ENERGY PERFORMANCE

EPC Rating: B

COUNCIL TAX

Band: F

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by prior arrangement with the Agents.





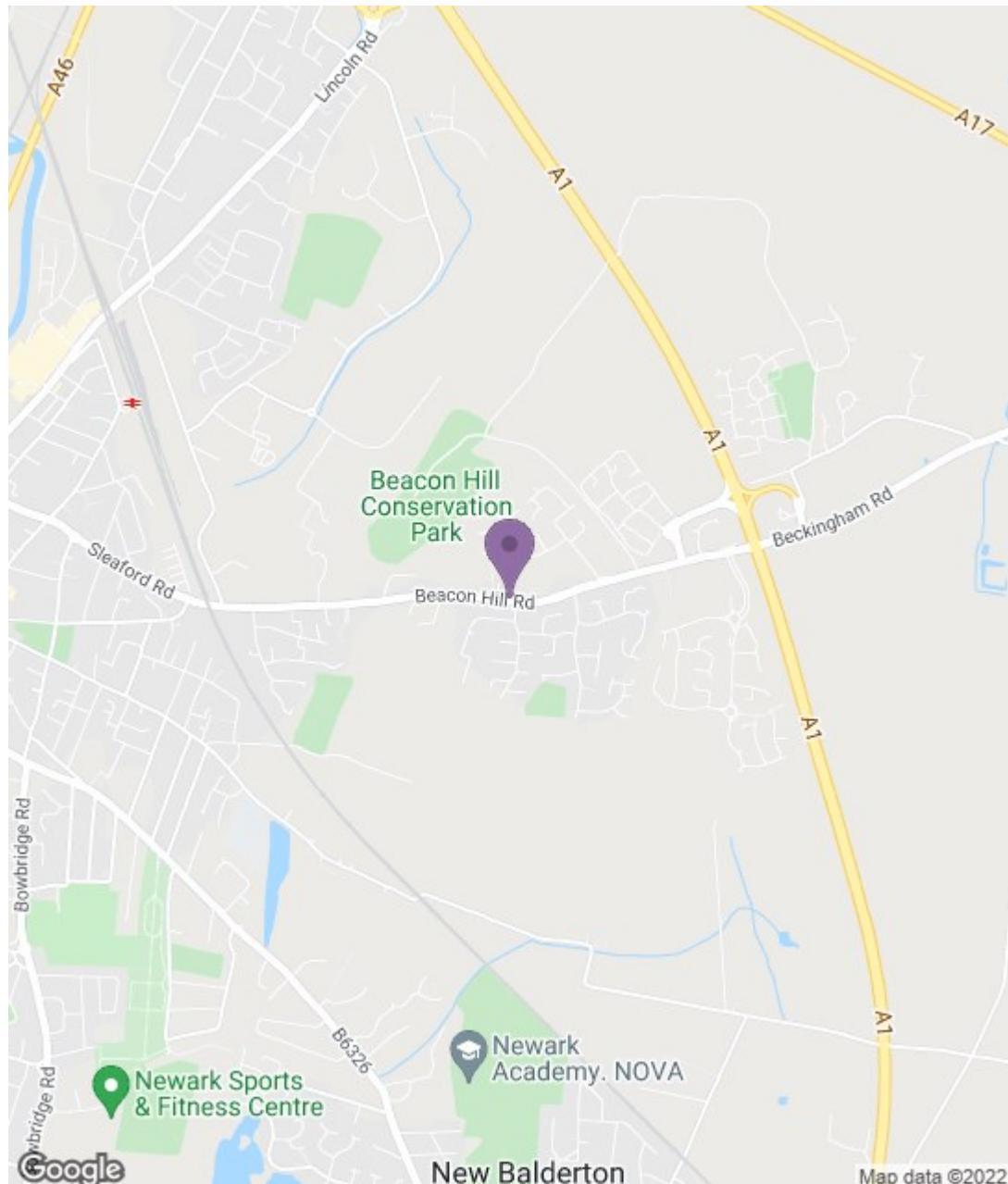
Grant Close, Newark



Approx. Gross Internal Floor Area 2020 sq. ft / 187.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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