

Elm Close

Newark



MOUNT & MINSTER



# Elm Close

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An impressive and substantial residence on a generous plot, enjoying spacious living accommodation in a glorious home that is tucked away in a private and quiet position, yet within walking distance of superb local amenities.

## DESCRIPTION

Nestled in a quiet and leafy location, this splendid residence offers comfortable living within a spacious family home. Accommodation briefly includes a welcoming entrance hall, a large principal reception room with a log-burning stove, an open-plan kitchen with a seating area and bifolds to the rear garden, complimented by doors leading through to the dining room. There is a utility room and two W.C.'s to the ground floor. Upstairs there are five bedrooms and two bathrooms, including an ensuite to the master bedroom, in addition to a substantial dressing room.

## OUTSIDE

The property is accessed through a gated entrance onto a tarmac driveway with ample private parking for multiple vehicles. There are multiple lawns wrapped around the entirety of the house with various beds, trees, shrubs and perennials. To the rear of the property is a summer house and a large paved terrace providing an ideal space for outdoor dining and entertaining. There is also a useful garden shed and direct vehicular access off the driveway into the double garage.

## LOCATION

Newark-on-Trent is a handsome and historic market town, beautifully positioned on the banks of the River Trent and renowned for its characterful streets, Georgian architecture and impressive castle ruins. The town centre offers an excellent blend of independent shops, cafés, restaurants and traditional markets, creating a vibrant yet welcoming atmosphere. With riverside walks, attractive green spaces and a strong sense of heritage, Newark provides an appealing setting for those seeking town living with charm and substance.

The town is also exceptionally well connected, with Newark North Gate offering direct rail services to London King's Cross, while the A1, A46 and A17 provide convenient road links across the region and beyond. A wide range of schools, leisure facilities and everyday amenities are close at hand, making Newark a practical choice for families, professionals and downsizers alike. Surrounded by attractive Nottinghamshire and Lincolnshire countryside, it combines accessibility, history and lifestyle in a way that continues to make it one of the area's most desirable market towns.

Neighbouring Balderton is a well-served and popular village adjoining Newark, offering an excellent range of everyday amenities while retaining a distinct community feel. The village provides shops, schools, public houses, sports facilities and convenient access to open countryside, making it especially appealing to families and those seeking a practical yet pleasant setting. With Newark town centre, rail links and major road connections close by, Balderton offers the advantage of village-style living with the convenience of a larger market town on the doorstep.

## SCHOOLS

Newark offers several Primary, Secondary and Sixth 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 and Highfields private school.



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### SERVICES

The property is centrally heated throughout and is connected to mains gas, water, drainage and electricity. Solar panels are installed on the roof and an electric car charger is installed on the driveway.

### ENERGY PERFORMANCE

Rating: D

### COUNCIL TAX

Band: E

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### TENURE

Freehold with vacant possession on completion.

### VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

### ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

T: 01476 851400

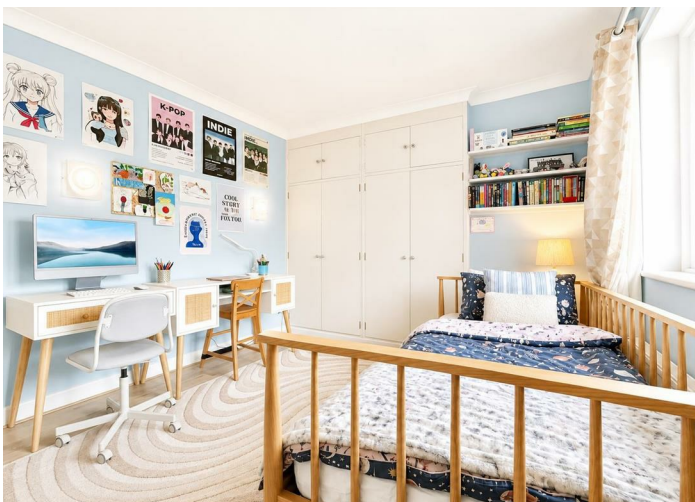
@: info@mountandminster.co.uk

### BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







### 3 Elm Close Newark



First Floor  
Approximate Floor Area  
(113.50 sq. m)



Ground Floor  
Approximate Floor Area  
(125.47 sq. m)

**Approx. Gross Internal Floor Area 238.97 sq. m (Excluding Garage)**

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

Produced by Elements Property



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