



2 Belvoir Crescent

NEWARK

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Newark, NG24 4DW

This attractive semi-detached three-bedroom home offers a superb opportunity for buyers seeking generous living space, excellent outdoor areas and the chance to personalise a well-loved property. Enjoying a substantial frontage with gated driveway parking for at least two vehicles, along with the potential to create additional parking if desired, the property provides impressive practicality. Its location is equally appealing, with convenient bus stops and a local convenience store just around the corner, making everyday errands and commuting particularly easy.

The accommodation includes three well-proportioned reception rooms, including a lovely conservatory opening directly onto the rear garden. While certain elements of the interior now offer scope for updating, the home has been carefully maintained over the years and presents the ideal canvas for purchasers wishing to put their own stamp on a spacious and versatile family property. A pleasant rear garden with patio and low-maintenance lawn completes the offering.





The main entrance is located to the side of the house and opens into a welcoming reception hall, where stairs rise to the first floor and space is available for cloak hanging and everyday storage. To the front of the property lies the main sitting room, a charming space featuring a gas fireplace and a bay window that allows natural light to fill the room while providing views across the front garden. Adjacent to this is the second reception room, arranged as a dining room. This room offers ample space for a family dining table or casual entertaining and features a Radiant electric fire, creating a warm and comfortable atmosphere.



From the dining room, a door leads into the well-laid-out kitchen, fitted with a range of wood-effect cabinetry beneath laminate worktops. The kitchen provides undercounter space for a washing machine and dishwasher, as well as space for a freestanding fridge freezer. Cooking facilities include a double oven and an integrated four-ring gas hob with extractor fan above. Practical storage is provided by both a large fitted cupboard and a useful walk-in understairs pantry. Positioned at the rear of the house, the conservatory serves as a spacious and inviting third reception room. Large windows and French doors opening onto the patio ensure this area enjoys abundant natural light and is perfectly suited for indoor/outdoor living, year-round relaxing and entertaining..





The first floor is arranged around a central landing that provides access to three bedrooms and the family bathroom. The two front-facing bedrooms are both generous doubles, with the principal bedroom offering ample space for freestanding wardrobes and additional furniture. The second double bedroom also benefits from pleasant front-facing views and comfortable proportions. The third bedroom is an unusually spacious single room, large enough to accommodate ancillary furniture and offering flexibility for use as a study, nursery or guest room, depending on the needs of the household.

The family bathroom is fitted with a white three-piece suite comprising a bath with shower over, wash-hand basin and WC. A heated towel radiator ensures comfort, while a sizeable wall-mounted mirrored vanity unit provides excellent storage and adds a bright, practical finish to the room.





gardens

Externally, the property enjoys a generously sized front garden with a gravelled area and a pedestrian gate leading to the main entrance. The large gated driveway to the side offers tandem parking for at least two vehicles, with further potential to extend the parking area if desired. A gate opens through to the rear garden, which features a nicely proportioned patio ideal for outdoor dining, socialising and relaxation. The astro-turf lawn offers a low-maintenance solution, while mature hedge and shrub borders add greenery and privacy. A garden shed provides useful external storage, completing this appealing and practical outdoor space

local amenities

The property is close to the centre of the historic market town of Newark which is dominated by the Market Place which is the principal shopping area with many individual shops, restaurants, and public houses.

A prosperous town with many employment opportunities emanating from its proximity to the junction of the A1, A46 and A17 (providing easy commutes to Nottingham and Lincoln) and Newark Northgate Station which allows easy access to Kings Cross St Pancras in approximately 1 hour and 10 minutes.



fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

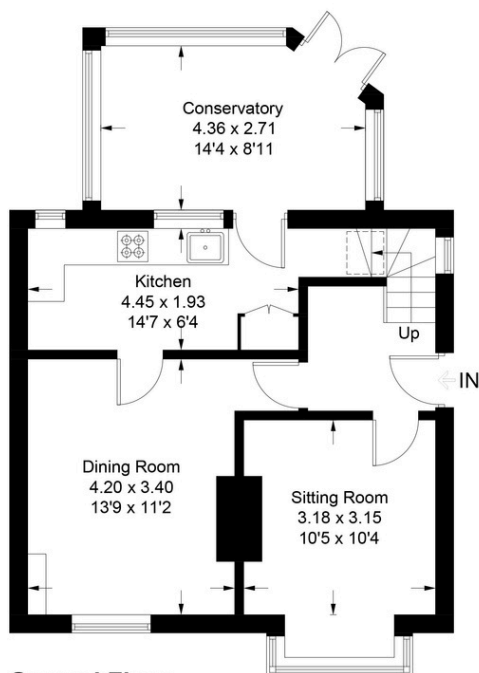
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



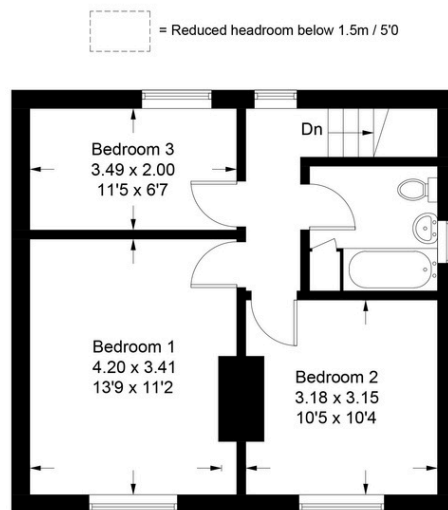


finer details

Approximate Gross Internal Area: 99.1 sq m / 1067 sq ft



Ground Floor



First Floor

EPC rating: 52 | E
EPC potential: 76 | C

Possession: Vacant possession upon completion.

Local Authority: Newark & Sherwood District Council
Council Tax Band: A

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.