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114A Hawton Road, Newark, NG24 4QF

£525,000



Property Description

An immaculately presented, bespoke designed property which has to be viewed to appreciate the accommodation and position of plot. Set on Hawton Road on the edge of Newark Town Centre behind a pair of timber gates giving a high degree of privacy and security. This dormer property offers ground and first floor bedrooms. Any potential purchaser has the option to use the ground floor as three bedrooms/one reception or two bedrooms/two receptions plus the addition two double bedrooms to the first floor.

HALLWAY

Having Amtico style flooring to the hallway with underfloor heating and throughout ground floor. Stairs rise to the first floor accommodation. Alarm panel. Doors off to:-

LOUNGE

16'6" x 15'5" (5.03m x 4.70m)

Having two windows and French doors opening to the rear garden. Underfloor heating. TV point.

DINING ROOM

12'10" x 12'2" (3.91m x 3.71m)

Window to the rear elevation. Underfloor heating.

BREAKFASTING KITCHEN

27'3 max x 14'1" max (8.31m max x 4.29m max)

A beautiful room with a breakfasting area set within a bay window overlooking the front garden. The fully fitted kitchen comprises of wall and base units surmounted by a working surface and inset with a white composite one and a half sink unit and drainer. Integrated appliances included oven, microwave, hob with extractor above, fridge and dishwasher. one window to the side elevation and one window to the rear elevation. Spotlights to the ceiling. Door to the utility. Underfloor heating.



UTILITY

5'6" x 5'3" (1.68m x 1.60m)

Having matching units to the kitchen with working surface inset with a composite sink and drainer. Door giving access to the side elevation. Underfloor heating. Space and plumbing for washing machine. Splash back tiling to walls.

BEDROOM ONE

15'8" x 13'1" (4.78m x 3.99m)

A ground floor bedroom with window overlooking the front garden. Double fitted wardrobe. Underfloor heating.

ENSUITE

8'05" 7'6" (2.57m 2.29m)

Fitted with a suite comprising shower cubicle, wash hand basin and low suite WC. Wall mounted heated chrome towel rail. Window to the side elevation. Spot lights to the ceiling.

BEDROOM TWO/ STUDY

12'5" x 7'6" (3.78m x 2.29m)

A further ground floor bedroom which could be utilised as a study room. Window to the side elevation. Underfloor heating.

FAMILY BATHROOM

8'6" x 8'6" (2.59m x 2.59m)

Fitted with a suite comprising shower cubicle, wash hand basin and low suite WC. Window to the front elevation. Splash back tiling to walls, heated towel rail

FIRST FLOOR LANDING

Stairs rise to the first floor landing with velux window. Large useful storage cupboard. Doors off to:-

BEDROOM THREE

22'00 x 12'8" to eaves (6.71m x 3.86m to eaves)

Two built in wardrobes. Two dormer windows to the front elevation. Downlights inset to ceiling. Radiator.



BEDROOM FOUR

20'7" x 10'9" to eaves (6.27m x 3.28m to eaves)

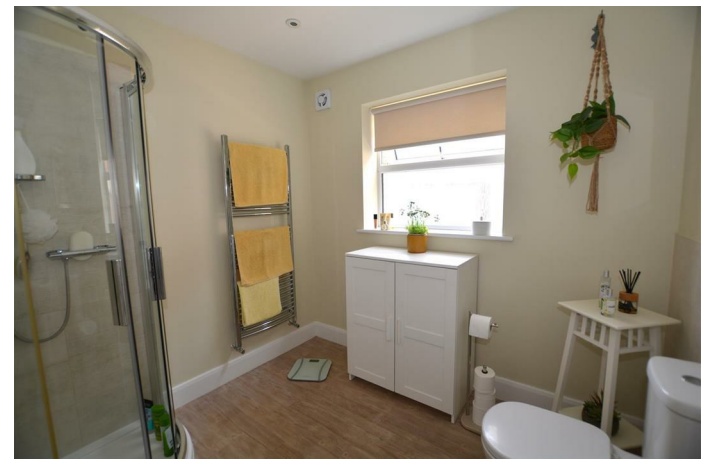
Window to the side elevation with two velux windows. Two built in wardrobes. Spotlights to ceiling. Radiator.

FIRST FLOOR BATHROOM

8'4" x 8'9" (2.54m x 2.67m)

Fitted with a suite comprising corner shower cubicle, wash hand basin and low suite WC. Velux window. Downlights inset to ceiling. Splash back tiling to walls. Extractor fan. Heated towel rail.







DOUBLE GARAGE

Having two up and overs doors, power and light.

GARDEN

The garden plot surrounds all sides of the property. To the front a pair of timber gates open from Hawton Road to the tarmac driveway with block edging and gives access to the garages. Graveled and lawned areas with shrub and flower planting. The pathway leads through the iron pedestrian gate to the rear garden which has been designed to offer pockets of seating areas set on paved or decorative gravel area adjacent to the well planned shrub and flower borders. A further side pathway offers access to the rear of the garages to the front elevation.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

Electricity is connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

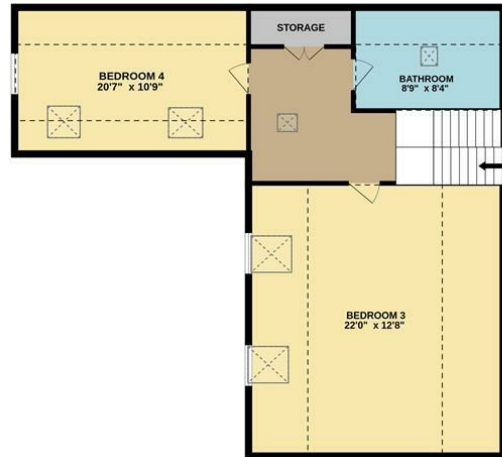
By appointment with the agents office.



GROUND FLOOR
1645 sq.ft. approx.



1ST FLOOR
975 sq.ft. approx.



TOTAL FLOOR AREA : 2620 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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