



### 3 Adwalton Close

Newark, NG24 2GT

**£325,000 - £330,000**

Guide Price £325,000 to £330,000. Well-presented detached family home located on the popular Newbury Road Development which provides nice walks and play areas and is also within close proximity to the very popular Coddington Primary School. A quiet cul de sac location with ease of access for the A1 and A46. The property has four bedrooms, master with en-suite shower room and three further double bedrooms, family bathroom, 2 reception rooms and conservatory, newly fitted kitchen with utility room and downstairs w.c. The property has recently had a new central heating boiler fitted. It also has a delightful landscaped, west facing garden with lawns and two private patio areas, well stocked shrub and flower borders and a garden shed. As an added bonus the property also includes a delightful summer house.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.



Double glazed panel door to;

**ENTRANCE HALL** Engineered oak floor, stairs off to the first floor with understairs shoe storage, radiator, double glazed window to the front

**CLOAKROOM** 2' 7" x 4' 8" (0.79m x 1.42m) Fitted with low flush wc, wash hand basin, splash tiling, radiator, engineered oak floor

**LOUNGE** 10' 2" x 13' 6" (3.1m x 4.11m) Double glazed Bay window to the front, two radiators, double doors to;

**DINING ROOM** 9' 2" x 8' 5" (2.79m x 2.57m) Radiator, double glazed double doors to the conservatory with double glazed windows to the side



**CONSERVATORY** 8' 4" x 9' 1" (2.54m x 2.77m) Brick base, double glazed double doors to the rear garden, double glazed windows to three aspects

**KITCHEN** 13' 6" x 8' 6" (4.11m x 2.59m) Newly fitted kitchen with ample worksurfaces, inset 1 1/2 bowl inset Blanco sink and drainer, Samsung dual cook electric oven with Neff microwave over, inset Samsung gas hob with Samsung extractor over, integrated larder 50/50 fridge freezer

**UTILITY ROOM** 4' 11" x 5' 7" (1.5m x 1.7m) Plumbing for dishwasher and washing machine, newly fitted base units with worksurface over, Glow Worm energy 7 15r central heating boiler, double glazed panel door to the rear



**FIRST FLOOR** Airing cupboard with shelving, loft access to insulated and part boarded roof space

**MASTER BEDROOM** 11' 2" x 10' 0" (3.4m x 3.05m) His and Hers wardrobes, radiator, double glazed window to the front

**EN-SUITE** 7' 3" x 4' 4" (2.21m x 1.32m) Fitted with shower cubicle with Mira shower, low flush wc, wash hand basin, 1/2 tiled, heated towel rail, double glazed window to the side

**BEDROOM TWO** 11' 11" x 11' 5" (3.63m x 3.48m) Double wardrobes, Alice cupboard offering extra storage space, two radiators, two double glazed windows to the front

**BEDROOM THREE** 8' 10" x 6' 6" (2.69m x 1.98m) Radiator, double glazed window to the rear

**BEDROOM FOUR** 9' 0" x 8' 10" (2.74m x 2.69m) Radiator, double glazed window to the rear

**BATHROOM** 6' 10" x 6' 9" (2.08m x 2.06m) Suite comprising panelled bath with Mira sport shower over and side screen, low flush wc, pedestal wash hand basin, heated towel rail, splash tiling, double glazed window to the rear





**OUTSIDE** To the front of the property is a block paved double width driveway leading to single garage with up and over door, power and lighting. Front and side gravelled garden with shrubs, side hand gate to rear enclosed landscaped garden with two private patio areas, lawns with well stocked flower/shrub borders, external light, side shed and storage area, summerhouse and external border flood lighting.

**AGENTS NOTE** The property is owned by an employee of Alasdair Morrison & Mundys.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

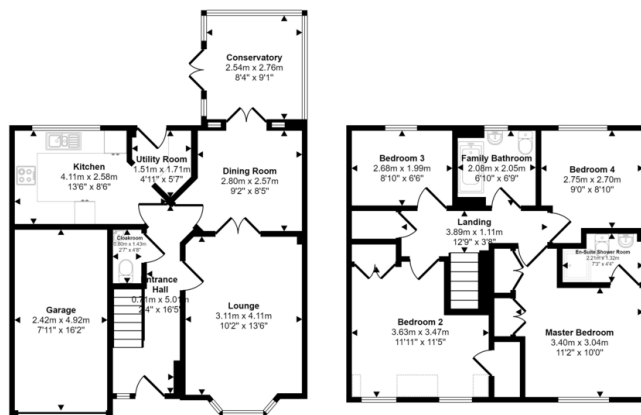
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Approx Gross Internal Area  
119 sq m / 1279 sq ft



Ground Floor  
Approx 63 sq m / 681 sq ft

First Floor  
Approx 56 sq m / 598 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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