



## 3 Apple Orchard, Hutchinson Road Newark, NG24 2UH

**£349,950**

A brand new home situated in this popular residential location with accommodation extending to approximately 1332 sq ft. Apple Orchard is located just off Hutchinson Road on a private drive with just four properties and built by local builder, S Fletcher Homes Limited. Built to the highest specification, the property benefits from Air Sourced Heating which is underfloor downstairs and radiators upstairs, Karndean flooring fitted to the Ground Floor and carpets to First Floor accommodation. You will not be disappointed with the size of accommodation on offer which comprises Entrance Hall, Cloakroom, Lounge, high quality fitted Kitchen with Open Plan Dining Area and Utility Room. The First Floor Landing gives access to three Double Bedrooms, En-Suite Shower Room to the Master Bedroom and Family Bathroom. Outside there is a small wooded area directly in front of the property with a block paved private road, front forecourt, a block paved driveway providing parking for one vehicle and an Integral Single Garage. Gated side access leads to the lawned rear garden with block paved patio area.







#### **SERVICES**

Mains electricity, water and drainage.

Air source heat pump.

Under floor heating to the Ground Floor and radiators to the First Floor.

10 Year Warranty to be issued by Global Warranties.

**EPC RATING – C.**

**COUNCIL TAX BAND – TBC.**

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

**TENURE** - Freehold.

#### **VIEWINGS**

By prior appointment through Alasdair Morrison and Mundys.





## LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War.

Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



## ENTRANCE HALL

6' 0" x 14' 11" (1.83m x 4.55m) With composite glass panelled entrance door, spotlights to ceiling, stairs rising to the First Floor Landing with under stairs storage cupboard, Karndean flooring with under floor heating and leading through to the Lounge and Open Plan Dining Kitchen.

## LOUNGE

11' 6" x 13' 3" (3.51m x 4.04m) With double glazed window to front elevation of good proportion with open aspect to front, Karndean flooring and under floor heating.



## OPEN PLAN DINING KITCHEN

14' 9" x 18' 0" (4.5m x 5.49m) Fitted with a range of quality soft closing wall, base units and drawers with work surfaces over and splash-back tiling, spotlights to ceiling, Karndean flooring with under floor heating, integral fridge freezer and dishwasher, inset electric hob with extractor fan over and integral electric oven and separate microwave.

The central island, with double pendant down-lights over, offers additional cupboard space and drawers with work surface over, an inset 1 1/2 bowl sink unit and drainer with mixer tap and integral bin.

Bi-folding doors lead to the rear garden and doors to the Utility Room and Cloakroom.



## UTILITY ROOM

5' 10" x 9' 5" (1.78m x 2.87m) Fitted with a range of quality wall and base units with work surfaces over and splash-back tiling, inset stainless steel sink unit with mixer tap, double glazed window to the rear elevation, courtesy door to the Single Integral Garage, plumbing and space for a washing machine and additional dryer space.



#### **CLOAKROOM**

2' 9" x 6' 6" (0.84m x 1.98m) With suite to comprise vanity wash hand basin and low level WC, heated towel rail, extractor fan, half tiled walls, Karndean flooring and under floor heating.

#### **FIRST FLOOR LANDING**

6' 3" x 15' 9" (1.91m x 4.8m) Giving access to roof space, radiator and doors leading to three Bedrooms, Family Bathroom and large storage cupboard.

#### **MASTER BEDROOM**

10' 4" x 15' 8" (3.15m x 4.78m) With double glazed window to the front elevation and radiator.



#### **EN-SUITE**

6' 11" x 5' 7" (2.11m x 1.7m) With suite to comprise double walk-in shower cubicle with drench head and hand held shower attachment, low level WC and vanity wash hand basin, tiled walls, tiled floor, heated towel rail and double glazed opaque window to front elevation.

#### **BEDROOM 2**

11' 1" x 15' 9" (3.38m x 4.8m) With double glazed window to rear elevation and radiator.

#### **BEDROOM 3**

10' 5" x 15' 3" (3.18m x 4.65m) With double glazed window to front elevation and radiator.



#### **FAMILY BATHROOM**

6' 4" x 9' 5" (1.93m x 2.87m) With suite to comprise of panelled bath, separate glazed shower cubicle with drench head and hand held shower attachment, vanity wash hand basin and low level WC, heated towel, tiled floor, tiled walls and double glazed opaque window to rear elevation.

#### **OUTSIDE**

To the front of the property there is a small walled forecourt with flower/shrub bed, a block paved area and access to the Single Integral Garage.

Directly in front of the property there is a small garden area, on the opposite side of the shared access road. To the side of the property there is a block paved driveway providing off road parking for one vehicle, Integral Single Garage and gated access to the rear garden.

The rear garden is principally laid to lawn with a fenced boundary, block paved pathway and patio area, external lighting to the front and rear elevations, external tap and Air Source Heating Unit.







## INTEGRAL SINGLE GARAGE

Accessed from the Utility Room, with electric remote controlled roller shutter door, electric vehicle charging point, tap, under floor heating control and air source heat pump controller and tank.

### 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)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 011522556088 and ask for Steven Spivey MRICS.

### 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

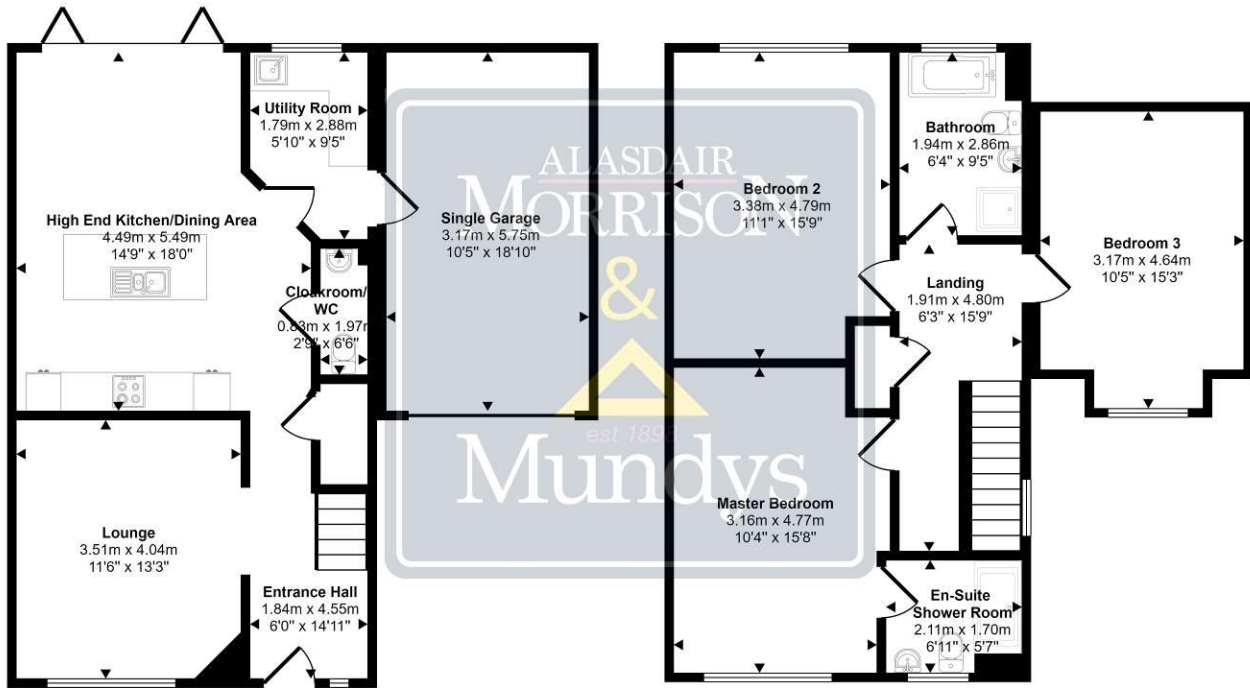
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Approx Gross Internal Area  
141 sq m / 1522 sq ft



Ground Floor  
Approx 74 sq m / 792 sq ft

First Floor  
Approx 68 sq m / 730 sq ft

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



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