



**49 Valley Prospect,**  
Newark, NG24 4QH



Book a Viewing!

**£450,000**

Presented in immaculate show home condition, this beautifully extended family home blends generous living space with effortless style. From the moment you step into the striking entrance hall, with its vaulted ceiling and bespoke storage, you get an immediate sense of quality, further enhanced by the convenient guest WC. The inviting living room offers a calm space to unwind, while the stunning open plan kitchen, dining and family room creates a true lifestyle hub. Finished with classic Shaker cabinetry, premium integrated appliances and views over the landscaped garden with parkland beyond, it's a perfect setting for everyday living and entertaining alike. A well designed utility room with matching units and a dedicated study completes the ground floor. Ups tairs, four excellent bedrooms include a beautifully finished principal suite with a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Offered with no upward chain, this is a home where thoughtful design, space and high quality finishes come together perfectly ready to move into and enjoy from day one.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D (Newark and Sherwood DC).

**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.





## ACCOMMODATION

### ENTRANCE HALL

With double glazed composite door, uPVC double glazed opaque window to the side elevation, radiator, laminate flooring, vaulted ceiling, door to WC, and bespoke built-in cloaks cupboard, door to further hallway with double doors to the living room, stairs to the first floor, feature panelling to walls and door to kitchen diner family room.

### WC

4' 11" x 3' 8" (1.5m x 1.12m) Fitted with a two piece suite, comprising a low level WC, pedestal wash handbasin, dado rail, laminate flooring and vaulted ceiling and uPVC double glazed opaque window to the front elevation.

### LIVING ROOM

15' 9" x 11' 7" (4.8m x 3.53m) With uPVC double glazed windows with inset fitted blinds to the front elevation and column radiators.

### KITCHEN DINER, FAMILY ROOM

22' 5" x 17' 5" (6.83m x 5.31m) Fitted with classic Shaker style tall and base units with Quartz work surfaces with up stands, incorporating a breakfast bar with extractor over and fitted with a Bosch hob. Sink unit, integrated Bosch dishwasher, integrated fridge and freezer, two fitted Bosch ovens and drinks fridge. Vertical radiators, LVT flooring, inset spotlights, partially vaulted ceiling with double glazed Velux windows, uPVC double glazed windows and French doors fitted with inset blinds and overlooking the rear garden. Door to utility room.

### UTILITY ROOM

7' 9" x 7' 9" (2.36m x 2.36m) Fitted with matching units, spaces for a washing machine and tumble dryer, extractor, radiator, tall cabinet housing the Viessmann combination boiler, uPVC double glazed window to the rear elevation, uPVC double glazed door to side and door to study.

### STUDY

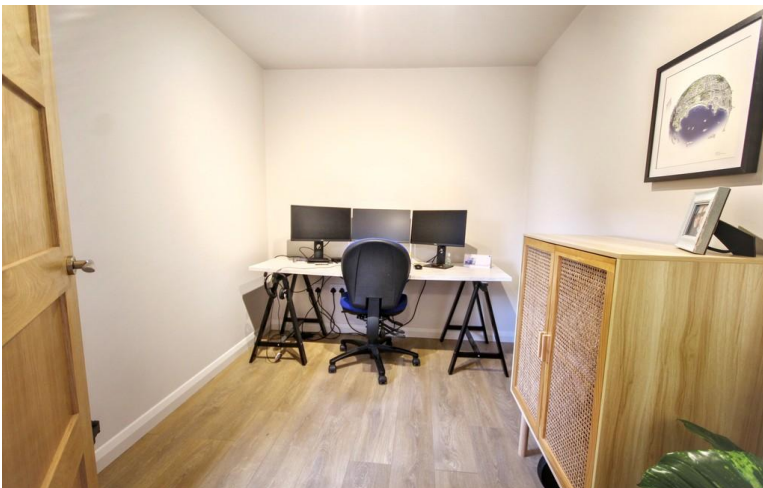
9' 3" x 7' 0" (2.82m x 2.13m) With uPVC double glazed window to the side elevation and LVT flooring.

### FIRST FLOOR LANDING

With feature panelling to walls, access to the loft, doors to all bedrooms and the family bathroom.

### MASTER BEDROOM

14' 1" x 9' 8" maximum measurements (4.29m x 2.95m) With uPVC double glazed window to the rear elevation, coving to the ceiling, column radiator, feature panelled wall with wall light points, built-in storage cupboard and door to en-suite.





#### EN-SUITE

5' 3" x 4' 11" plus door recess (1.6m x 1.5m) Re-fitted with a three piece suite comprising a walk-in double shower cubicle with a mains fed rain head shower and removeable attachment, low level WC, wash hand basin, tiled splashbacks, gold heated towel rail, extractor, inset spotlights, LVT flooring and uPVC double glazed window to the rear elevation.

#### BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m) With uPVC double glazed window fitted with inset blinds to the front elevation, coving to the ceiling, column radiator and feature panelled wall.



#### BEDROOM THREE

10' 11" x 8' 0" (3.33m x 2.44m) With uPVC double glazed window to the front elevation fitted with inset blinds, feature panelling to wall, column radiator and laminate flooring.

#### BEDROOM FOUR

10' 11" x 7' 3" maximum measurements (3.33m x 2.21m) With uPVC double glazed window to the front elevation fitted with inset blinds, column radiator, coving to the ceiling and built-in wardrobe.

#### BATHROOM

8' 6" x 7' 2" maximum measurements (2.59m x 2.18m) Three piece suite comprising a panelled bath, low level WC, wash hand basin on vanity unit, column radiator, tiled splashbacks, LVT flooring, extractor and uPVC double glazed windows to the rear elevation.



#### STORAGE

7' 11" x 6' 7" (2.41m x 2.01m) Having a garage up-and-over door, power and lighting.





#### WEBSITE

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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

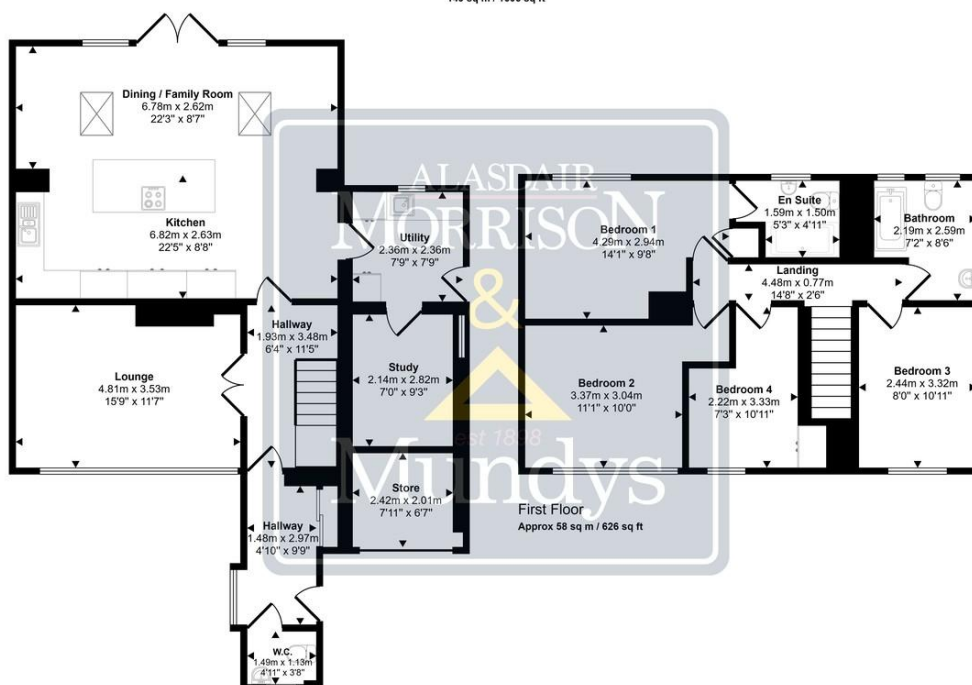
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Approx Gross Internal Area  
149 sq m / 1606 sq ft



Ground Floor  
Approx 91 sq m / 980 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 may not look like the real items. Made with Made Snappy 360.

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