



**8 Adwalton Close,
Newark, NG24 2GT**



Book a Viewing!

£460,000

Immaculate three storey executive detached family home situated in a quiet cul de sac location on this popular development offering easy access to the well regarded Coddington Primary School as well as all major road and rail links. The spacious accommodation includes Entrance Hall, Cloakroom, dual aspect Lounge, Study/Dining Room, modern fitted Breakfast Kitchen, Utility Room, First Floor, master Bedroom with En-suite Bathroom, further double Bedroom with En-suite and Bedroom 5/Office, Second Floor accommodation includes two further double Bedrooms and Bathroom. Outside, a large driveway leads to double garage and a rear private landscaped garden.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

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.

ACCOMMODATION

ENTRANCE HALL

6' 9" x 16' 7" (2.06m x 5.05m) A hardwood entrance door with glazed panel inset gives access to the entrance hall with a radiator, stairs to the first floor and an understairs storage cupboard.



CLOAKROOM/WC

With low level WC, pedestal wash hand basin and radiator.

LOUNGE

11' 4" x 18' 10" (3.45m x 5.74m) With a double glazed window to the front elevation, double glazed double doors to the rear garden, coal effect gas fire with feature surround and two radiators.

STUDY/DINING ROOM

8' 10" x 10' 7" (2.69m x 3.23m) With a double glazed window to the front elevation and radiator.



FITTED BREAKFAST KITCHEN

17' 1" x 10' 0" (5.21m x 3.05m) A modern fitted kitchen comprising of ample wall and floor mounted cupboards and drawers, Bosch oven, additional combi oven, integrated dishwasher, Bosch five ring gas hob with extractor over, larger spice rack, work surface with inset sink, work surface lighting, wine rack and tiled flooring.

A breakfast area with a double glazed window to the rear garden, tiled flooring and a radiator.

UTILITY ROOM

7' 1" x 5' 4" (2.16m x 1.63m) With a stainless steel single drainer sink unit, plumbing for washing machine, radiator, space for a tumble dryer, double glazed door to the side elevation and a wall mounted Worcester central heating boiler (which the vendor has informed us that it is on a British gas homecare package).



FIRST FLOOR LANDING

6' 10" x 6' 8" (2.08m x 2.03m) With a radiator and stairs to the second floor.

MASTER BEDROOM

11' 3" x 11' 6" (3.43m x 3.51m) With double glazed window, three double wardrobes, radiator and access to en-suite.



EN-SUITE BATHROOM

7' 3" x 5' 3" (2.21m x 1.6m) With a panelled bath, pedestal wash hand basin, splash tiled surround, low level WC, radiator and double glazed window to the rear elevation.

BEDROOM 2

10' 4" x 11' 10" (3.15m x 3.61m) With a double glazed window to the front elevation, radiator, two recessed double wardrobes and a door off to en-suite.

EN-SUITE SHOWER ROOM

10' 4" x 4' 11" (3.15m x 1.5m) With a shower cubicle, pedestal wash hand basin, splashback tiling, low level WC, radiator and double glazed window to the rear elevation.



BEDROOM 5/OFFICE

6' 8" x 7' 4" (2.03m x 2.24m) With double glazed window to front elevation and radiator. This room is currently used as an office.

SECOND FLOOR LANDING

6' 10" x 5' 5" (2.08m x 1.65m) With Velux window to the rear elevation and an airing cupboard/linen store with shelving.

BEDROOM 3

10' 3" x 13' 11" (3.12m x 4.24m) With double glazed windows to the front and side elevations, two double wardrobes and radiator.



BEDROOM 4

11' 1" x 14' 2" (3.38m x 4.32m) With double glazed windows to the front and side elevations, two radiators and two double wardrobes.

BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) With a panelled bath, splash tiled surround, pedestal wash hand basin, low level WC, Velux window to the front elevation, radiator and access to the roof space.

OUTSIDE

To the front there is a large tarmac driveway which provides ample off road parking and in turn leads to the double garage. The front landscaped garden has been gravelled for ease of maintenance with box hedging, lighting and a flagstone pathway leads to the front door with tiled doorstep and side access with lighting and side handgate. The totally enclosed rear lawned garden has been landscaped and offers two private patio areas with lighting and a variety of established trees, external tap and flower/shrub borders.

DOUBLE GARAGE

16' 4" x 17' 3" (4.98m x 5.26m) With two up and over doors, light, power and eaves storage space.





NOTE
The hive heating control system was added in 2017 and at this point the pipework was replaced to each radiator.

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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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.

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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.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 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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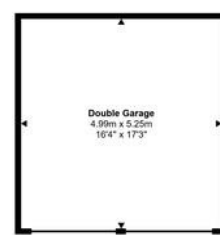
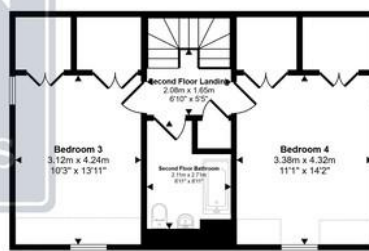
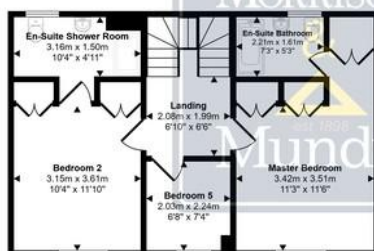
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Approx Gross Internal Area
193 sq m / 2082 sq ft

ALASDAIR
MORRISON

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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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