



4 Crocus Close Newark, NG24 4FW

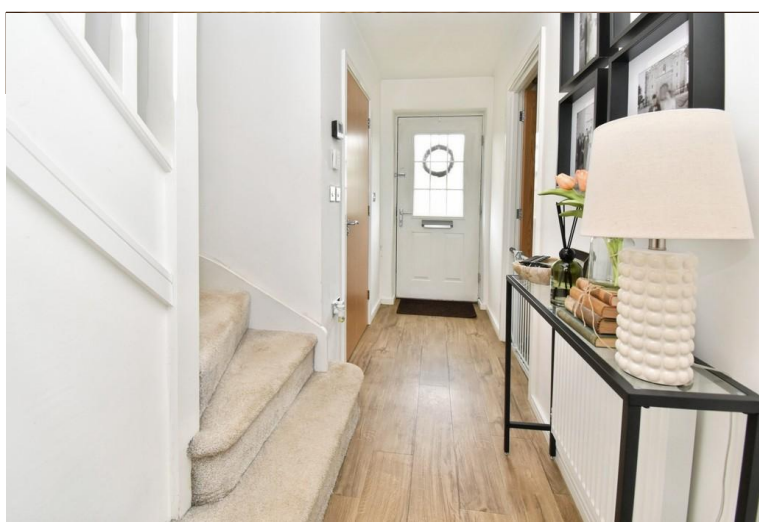
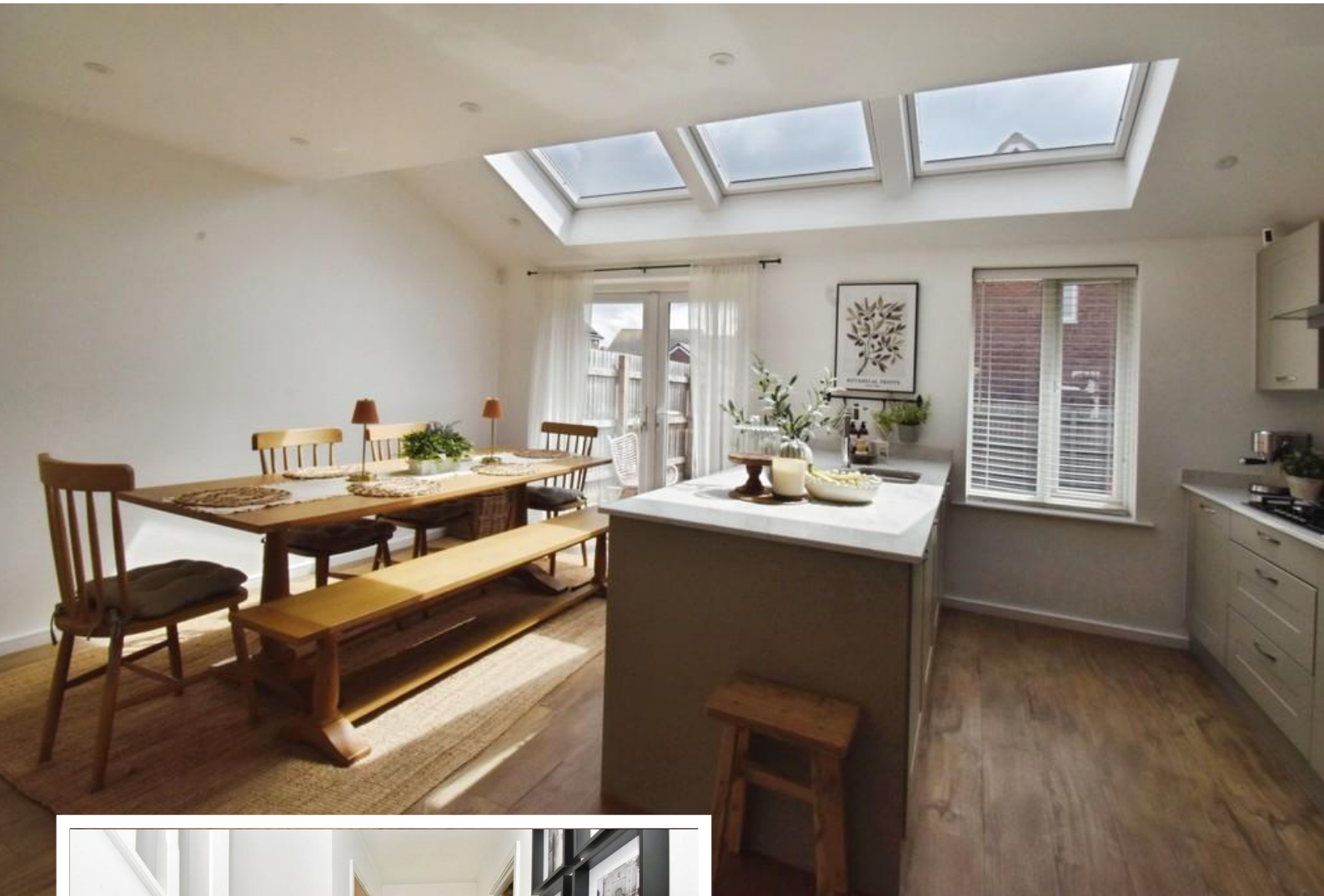


[Book a Viewing](#)

Offers in Excess of £255,000

Contemporary style, practical design and exceptional presentation combine to create this impressive modern Semi Detached Home, enjoying the benefit of the remaining NHBC warranty. Beautifully maintained throughout, the property offers a welcoming living room with shutters, a downstairs WC, and a superb open-plan kitchen/dining space designed for modern family life. Featuring granite worktops, integrated utility storage, skylights and French doors opening onto the south facing garden, this light filled room is perfect for both everyday living and entertaining. Upstairs, there are three comfortable bedrooms and a stylish family bathroom. The enclosed rear garden provides an ideal space to relax, dine outdoors or enjoy time with family and friends. A private driveway with EV charging point, containing space for two cars with the addition on the front. Offering turnkey accommodation in a sought after modern development, this is a home that effortlessly balances comfort, convenience and contemporary living. Early viewing is highly recommended to fully appreciate the exceptional condition, quality, and lifestyle this lovely home has to offer.





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

11' 9" x 3' 7" (3.6m x 1.1m) With stairs to the first floor, radiator, LVT Amtico flooring and doors to the living room, kitchen diner and to the downstairs WC.

LIVING ROOM

14' 9" x 9' 10" (4.5m x 3m) with uPVC double glazed window with a fitted shutter to the front elevation and a radiator.





WC

Three piece suite comprising a low level WC and pedestal wash hand basin. LVT Amtico flooring, tiled splashback, radiator and uPVC double glazed opaque window to the front elevation.

KITCHEN DINER

17' 4" x 16' 0" in to recess (5.3m x 4.9m) Fitted with a modern range of Shaker style wall and base units with a granite work surface incorporating an undercounter 1½ bowl sink unit with a stainless steel mixer tap. Fitted double oven, five ring gas hob and stainless steel extractor hood. Integrated dishwasher and integrated fridge freezer. LVT Amtico flooring, radiator, uPVC double glazed window and French doors onto the rear garden. Double glazed skylight windows to the rear elevation. Built-in utility cupboard with spaces for a washing machine and a dryer with work surface above and wall mounted Baxi gas central heated combination boiler.

FIRST FLOOR LANDING

With built-in storage cupboard, access to boarded loft via pull down ladder and doors to the bedrooms and to the bathroom.

BEDROOM ONE

11' 1" x 8' 6" (3.4m x 2.6m) With uPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

9' 10" x 8' 6" (3m x 2.6m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

8' 2" x 6' 2" (2.5m x 1.9m) With uPVC double glazed window to the rear elevation and a radiator.

BATHROOM

8' 2" x 6' 2" (2.5m x 1.9m) Four piece suite comprising a panelled bath with a mixer shower attachment, low level WC, wash hand basin set within a vanity unit and shower cubicle with a mains fed shower. Tiled splash backs, inset spotlights, chrome heated towel rail, LVT Amtico flooring and a uPVC double glazed opaque window to the front elevation.

OUTSIDE

There is a small frontage for plants and shrubs with pathway and there is a private driveway with EV charging point, containing space for two cars with the addition on the front. The rear, south facing garden is mostly lawned with a paved patio, gated access, outdoor double electric socket and water tap.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and 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](#)

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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

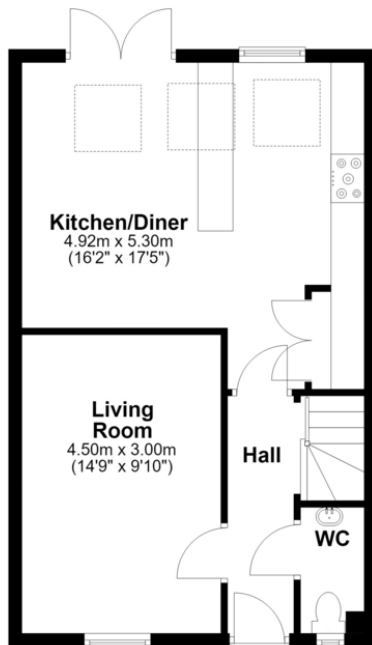
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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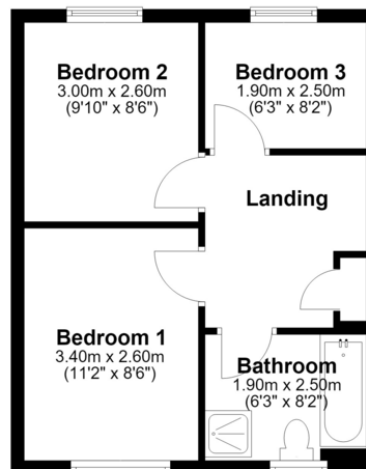
Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

4 Crocus Close, Newark

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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