

Hawton Road, Newark

Asking Price £375,000

NEWTON FALLOWELL

Hawton Road

Newark

MARKETED WITH NO CHAIN Superbly extended and immaculately presented throughout, this impressive detached home offers an exceptional blend of contemporary living, high-quality fixtures and fittings, and thoughtfully designed accommodation.

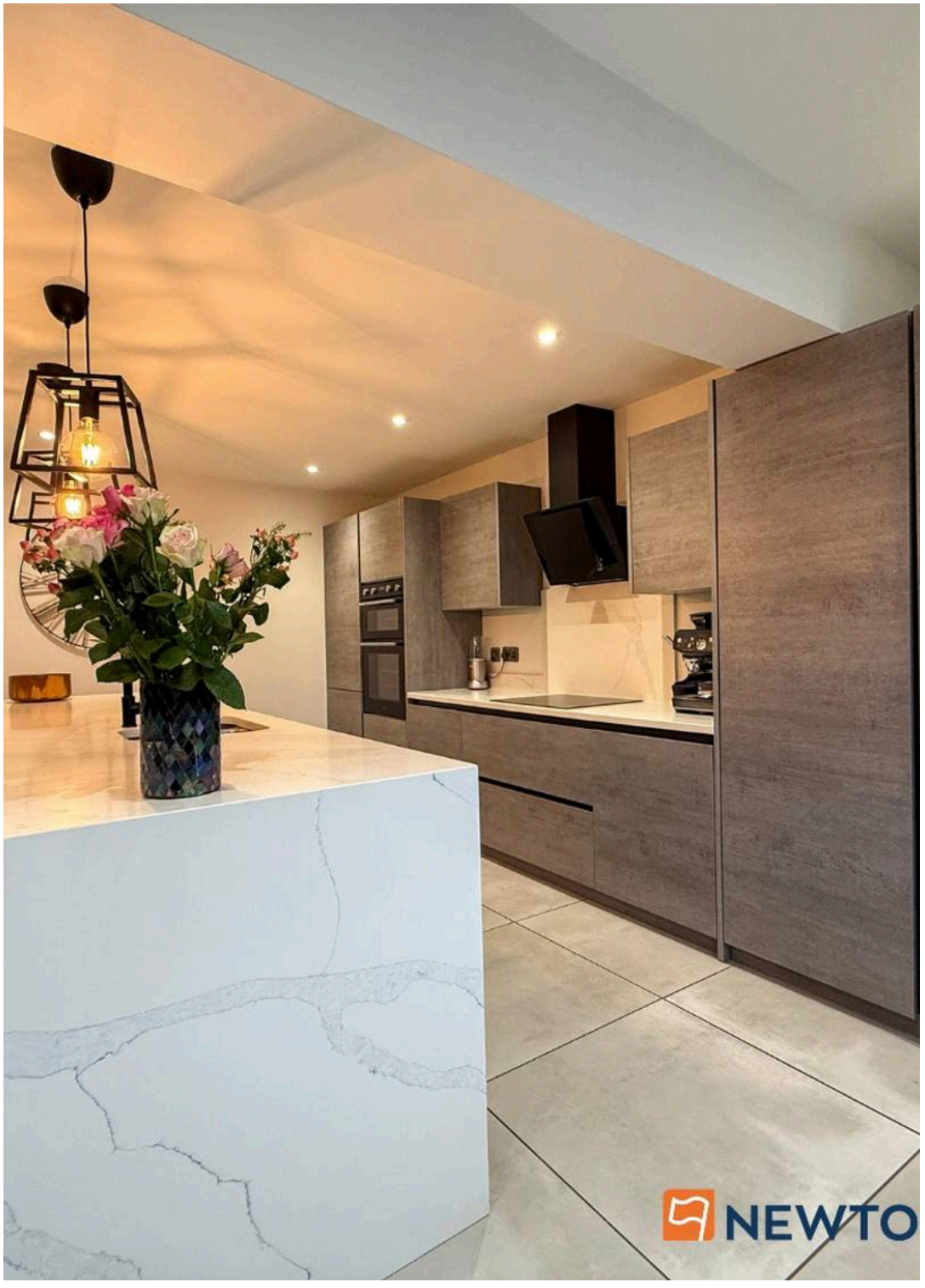
At the heart of the property is a stunning open-plan living, dining and kitchen space, creating an inviting environment perfectly suited to both everyday family life and entertaining. Complemented by a feature multi-fuel stove, bi-folding doors and a beautifully landscaped rear garden enjoying a wonderful degree of privacy, this is a home that effortlessly combines style, comfort and practicality.

The property occupies a sought-after residential position within Newark, conveniently located within walking distance of the town centre and the attractive open green space of Sconce & Devon Park.

The accommodation begins with a welcoming entrance hallway, with stairs rising to the first floor and access to a cosy separate lounge. There is also a double bedroom, together with a useful adjoining store room. The true centrepiece of the home is the magnificent open-plan living, dining and kitchen area, which has been carefully designed to provide generous yet well-defined spaces for cooking, dining and relaxation. The contemporary kitchen is fitted to a high standard, featuring a central island with breakfast bar and a comprehensive range of integrated appliances, including an induction hob, double electric oven, dishwasher and fridge/freezer.

The adjoining dining and living areas provide ample room for entertaining, while bi-folding doors frame views of the landscaped garden and create a seamless connection between the indoor and outdoor spaces. A feature multi-fuel stove adds character and warmth, making this a particularly inviting space throughout the colder months. A sliding door provides access to a practical utility room and separate WC.





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To the first floor, a generous landing leads to two well-proportioned double bedrooms, one of which is currently arranged as an executive dressing room, offering an additional touch of luxury and flexibility. The accommodation is completed by a beautifully appointed, luxurious family bathroom.

Externally, the property continues to impress. To the front, a private driveway provides off-street parking for multiple vehicles. The rear garden has been thoughtfully landscaped to create an attractive and highly private outdoor retreat. A substantial raised terrace provides an ideal space for outdoor dining and entertaining, overlooking the garden, with steps descending to a lawned area framed by raised borders.

Towards the bottom of the garden, a further seating area offers a peaceful place to relax, alongside two useful outbuildings. One provides valuable storage, while the second is a versatile garden room, offering excellent potential for use as a home office, hobby room, studio or additional leisure space, subject to individual requirements. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hallway
16' 4" x 6' 5" (4.98m x 1.96m)
maximum measurements

Ground Floor WC
4' 5" x 2' 11" (1.35m x 0.89m)

Lounge
12' 4" x 11' 10" (3.76m x 3.61m)

Open Plan Living/Dining Kitchen
25' 10" x 22' 10" (7.87m x 6.96m)
maximum measurements

Utility Room
6' 0" x 5' 0" (1.83m x 1.52m)

Bedroom Three
12' 3" x 7' 7" (3.73m x 2.31m)

First Floor Landing
15' 11" x 6' 6" (4.85m x 1.98m)

Bedroom One
12' 5" x 11' 11" (3.79m x 3.63m)

Bedroom Two
11' 11" x 10' 3" (3.63m x 3.12m)
excluding wardrobes

Bathroom
7' 11" x 5' 9" (2.41m x 1.75m)









Bathroom
7' 11" x 5' 9" (2.41m x 1.75m)

Garden Room
11' 8" x 6' 10" (3.56m x 2.08m)

External Store
12' 6" x 7' 7" (3.81m x 2.31m)

Newark
A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,571 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.













Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

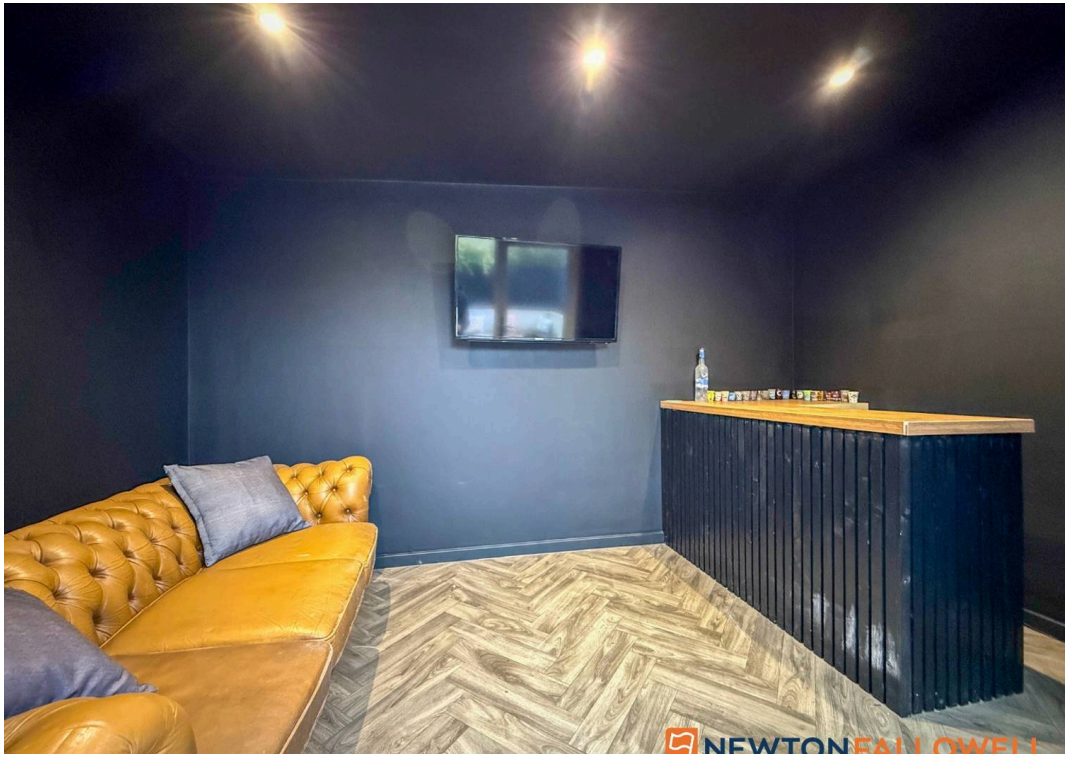
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.


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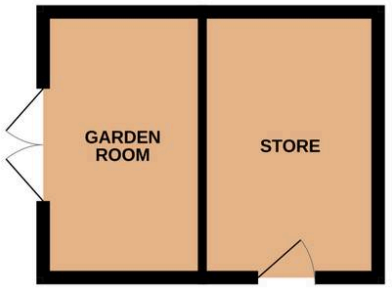

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OUTBUILDINGS

GROUND FLOOR





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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