
Witham Close, Newark
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OLIVER REILLY



Witham Close, Newark

Asking Price: £210,000

- EXTENDED SEMI-DETACHED BUNGALOW
- QUIET & CONVENIENT CUL-DE-SAC SETTING
- MAGNIFICENT 0.10 OF AN ACRE CORNER PLOT!
- GENEROUS MULTI-VEHICLE DRIVEWAY
- A BRILLIANT BLANK CANVAS! & A NEW BOILER IN 2025
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING ROOM & EXTENSIVE DINING KITCHEN
- DETACHED DOUBLE GARAGE WITH INSPECTION PIT
- BEAUTIFULLY ESTABLISHED FRONT & REAR GARDENS
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

A BUNGALOW WITH HEART, SPACE & A GREAT GARDEN!

SPACE, SCOPE & ENDLESS POSSIBILITIES! Welcome to Witham Close, an impressively extended two-bedroom semi-detached bungalow, occupying a generous and private plot at the head of a peaceful yet conveniently positioned cul-de-sac.

Offering a WONDERFUL BLANK CANVAS, this attractive home boasts a surprisingly spacious and versatile layout, ready and waiting for you to add your own style and personality!

The well-proportioned accommodation comprises: Entrance hallway, TWO GENEROUS DOUBLE BEDROOMS, with the master bedroom benefiting from extensive fitted wardrobes, and a shower room.

At the heart of the home sits a SUPERBLY SPACIOUS LIVING ROOM, with French doors opening directly onto a secluded outdoor seating area. The living space flows effortlessly into a fitted kitchen, complemented by an open archway leading through to a dedicated dining area, complete with additional fitted storage units and access to a useful side porch.

OUTSIDE IS WHERE THIS PROPERTY REALLY SHINES! Occupying a magnificent 0.10-acre triangular plot, the bungalow enjoys an attractive frontage and a substantial driveway providing off-street parking for multiple vehicles. Leading down to an impressive DETACHED DOUBLE GARAGE, equipped with power, lighting, an electric garage door and even an inspection pit! An exceptional addition for motoring enthusiasts, hobbyists or anyone seeking valuable workshop space!

The DELIGHTFULLY PRIVATE AND FULLY ENCLOSED GARDEN offers a wonderful outdoor retreat, filled with colour, personality and a variety of secluded seating areas.

Further benefits include uPVC double glazing, gas central heating supplied by a MODERN COMBINATION BOILER INSTALLED IN 2025, and NO ONWARD CHAIN!

A RARE OPPORTUNITY WITH ROOM TO MAKE YOUR MARK! This charming bungalow offers all the ingredients for a truly wonderful home! DON'T MISS YOUR CHANCE TO UNLOCK ITS FULL POTENTIAL!







ENTRANCE HALL: 11'10 x 3'4 (3.61m x 1.02m)
Max measurements provided.

LARGE LIVING ROOM: 17'7 x 11'5 (5.36m x 3.48m)
Max measurements provided.

KITCHEN: 8'7 x 7'7 (2.62m x 2.31m)

DINING ROOM: 10'5 x 8'7 (3.18m x 2.62m)

SIDE PORCH: 6'1 x 3'1 (1.85m x 0.94m)

MASTER BEDROOM WITH FITTED WARDROBES: 9'9 x 9'4 (2.97m x 2.84m)
Max measurements provided up to extensive fitted wardrobes.

BEDROOM TWO: 11'5 x 8'5 (3.48m x 2.57m)

SHOWER ROOM: 6'8 x 5'5 (2.03m x 1.65m)

DETACHED DOUBLE GARAGE: 23'9 x 18'3 (7.24m x 5.56m)
Of concrete sectional construction. Accessed via an electric garage door, with a window to the right side and rear elevation. Equipped with power, lighting and an inspection pit. A right sided wooden personal door opens out to the garden.



EXTERNALLY:

This well-proportioned and extended semi-detached bungalow occupies an enviable position at the head of a quiet and convenient residential cul-de-sac. Set on the outskirts of the town centre. Occupying a 0.10 of an acre private plot.

The property is approached via a dropped kerb providing vehicular access onto a sweeping tarmac driveway, offering ample off-street parking. This continues down to a further concrete hardstanding area and an impressive detached double garage with electric door. The well-tended front garden is extensively gravelled and beautifully complemented by a wide variety of established mature shrubs, together with a partially paved hardstanding area. There is excellent scope to create additional off-street parking if required.

A timber pedestrian gate to the left-hand side of the property opens onto a concrete pathway, providing access to the side entrance door and continuing through to the wonderfully appointed and exceptionally spacious private rear garden. A particular highlight of this delightful home, the substantial rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat, offering an excellent degree of privacy and an abundance of space for outdoor enjoyment.

The garden is extensively gravelled and features a variety of secluded seating areas, including a part concrete/ part gravelled terrace, immediately accessible via the uPVC double-glazed French doors from the spacious living room. A further charming crazy-paved patio occupies the left-hand corner of the garden and provides access to a detached summerhouse.

Complementary planted borders showcase an impressive assortment of well-tended plants, bushes, mature trees and established shrubs, creating an abundance of greenery and enhancing the garden's wonderfully private setting. There is also an outside tap.
Occupying a generous triangular-shaped plot, the garden benefits from fully fenced side and rear boundaries. Further pedestrian access leads into the detached double garage, with additional gravelled hardstanding to the rear and provision for a useful timber storage shed.

Approximate Size: 650 Square Ft.

Measurements are approximate and for guidance only.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in 2025 and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'tbc- On Order'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a popular residential location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

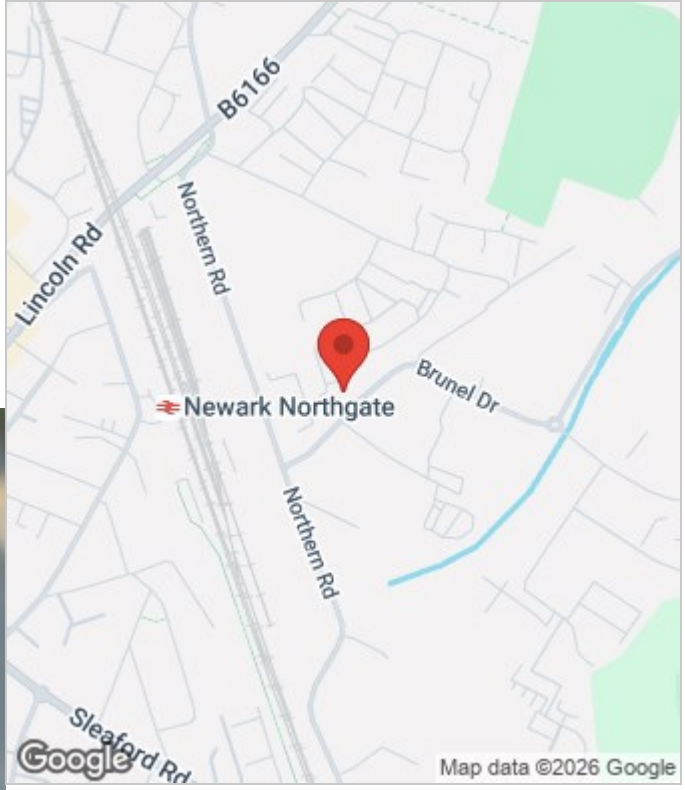
Money Laundering Regulations:

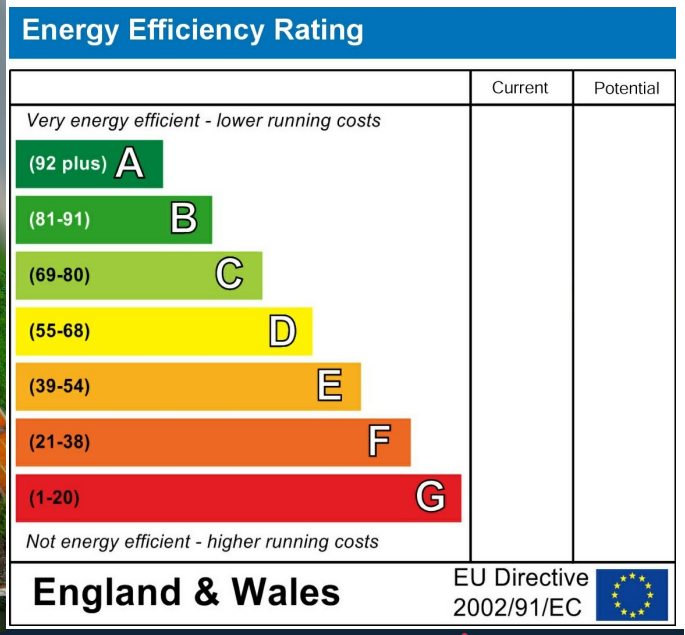
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:









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