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VALUES & SERVICE

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Top Lock House, Navigation Yard, Newark
Guide price £260,000 to £275,000



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Guide price £260,000 - £275,000. A most impressive "lock up and leave" modern town house, quietly and privately located alongside the River Trent and within 200 metres of the Castle and town centre. Built in 1987 the house has been refurbished in recent years to a high standard and offers two bedrooms, bathroom, two reception rooms and kitchen as well as a purpose built indoor swimming pool and garaging. Ideal living space for a professional or retired couple wanting to combine privacy with town living and have the leisure and health benefits of an indoor heated pool. E.P.C rating D.



Lock Up And Leave

A popular lifestyle, increasingly favoured by couples and early retirees, offering the comforts of a good home without the demands and maintenance of a garden, allowing extended holidays and family visits throughout the year.

Valuers Note

This is a very special house, quietly sited off Millgate alongside the River Trent and yet only a minutes walk from Newark Castle and the town centre. The accommodation is perfect for a professional or retired couple wanting the convenience of Newark and yet in a secluded setting. The pool is ideal for either leisure or health benefits and if a pool isn't required the room would easily convert to provide additional living space. Stations at Newark Castle and Newark Norgate are a 5 and 20 minute walk respectively, while there is easy and convenient access to the A1, A17 and A46 for all destinations.

Entrance Hall 7'08" x 3'10" (2.34m x 1.17m)

Having a cloaks cupboard and understairs cupboard housing the high quality alarm system and automatic security lighting system. Radiator and opening to the dining room.

Cloakroom 5'03" x 2'04" (1.60m x 0.71m)

Low flush W.C and wash hand basin in white. Extractor fan and shelving. Window.

Kitchen 7'10" x 7'02" (2.39m x 2.18m)

Professionally fitted with modern white units beneath a black gloss laminate work surface and comprising single drainer stainless steel sink unit, six base, six wall and one full height cupboard. Electric four ring ceramic hob with extractor canopy over. Integrated electric single oven, microwave oven, dishwasher and fridge.

Dining Room 15'0" x 10'3" (4.57m x 3.12m)

A light room with radiator, telephone point, double French doors opening to a private courtyard. Staircase off and opening to:

Living Room 18'0" x 11'04" (5.49m x 3.45m)

Sandstone fireplace with Gasco Apsen log effect gas fire and canopy and fitted shelving to either side. T.V point with integrated speaker points, two radiators and sliding French doors opening to the:

Pool Room 19'07" x 19'01" (5.97m x 5.82m)

Having a full glass ceiling and accommodating a 5'06" constant depth pool with overall measurements 15'09" x 10'0" and having a fitted " Jetstream power source" enabling constant swimming, Dolphin Magic automatic pool cleaner and under water lighting. This room has a fitted dehumidifier and ample space for sun loungers. Tiles and carpet to floors.

Off the pool is a useful bar/ storage area (11'08" x 3'06") currently utilised as a bar with fitted oak cupboards and space for a fridge.

1st Floor Landing 18'0" x 5'10" overall (5.49m x 1.78m overall)

Staircase rises from the dining room to the 1st floor landing.

Useful study area (5'10" x 5'08") Radiator, airing cupboard and door off to:

Bedroom One 16'0" x 11'04" (4.88m x 3.45m)

Two windows having an attractive roof top view towards the town and Newark church spire. Three built in double wardrobes, radiator, telephone and T.V points.

Bedroom Two 8'10" x 8'10" (2.69m x 2.69m)

Window overlooking the river above the top lock. Radiator and T.V aerial point.

Bathroom 8'10" x 8'08" (2.69m x 2.64m)

Modern four piece suite in white comprising a jacuzzi spa bath with power shower over, pedestal wash hand

basin, bidet and low flush W.C. Radiator, shaver point, extractor fan and tiled flooring.

An efficient and easily used loft ladder gives access to a boarded and shelved roof space with lighting, providing further storage space within the home.

Outside

A blocked pave drive off Navigation Yard leads to a private parking area and through secure wrought iron gates to the integral garage (18'09" x 10'0") with roller shutter door, electric and power supplied and having personal access to the poolroom and home. The garage also has a very useful loft storage area and plumbing for washing machine. All heating and pump equipment for the pool is conveniently contained within the garage.

To the front of the home and accessed from the dining room is a walled and block paved private terrace courtyard, while to the rear and accessed from the pool room is another walled and blocked paved area. Adjacent to the front door is a boiler room housing the Potterton gas fired boiler and water softening plant.

Services & Amenities

Mains electricity, gas and water are connected to the property which also benefits from mains drainage. The house benefits from gas fired central heating and all the windows and doors are double glazed, having been replaced in the last 12 months. Halogen spotlights throughout. There is a water softener and waste disposal unit installed and the flooring throughout the house is tiled or laminate.

Local Authority

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Council tax band D.

Viewing Information

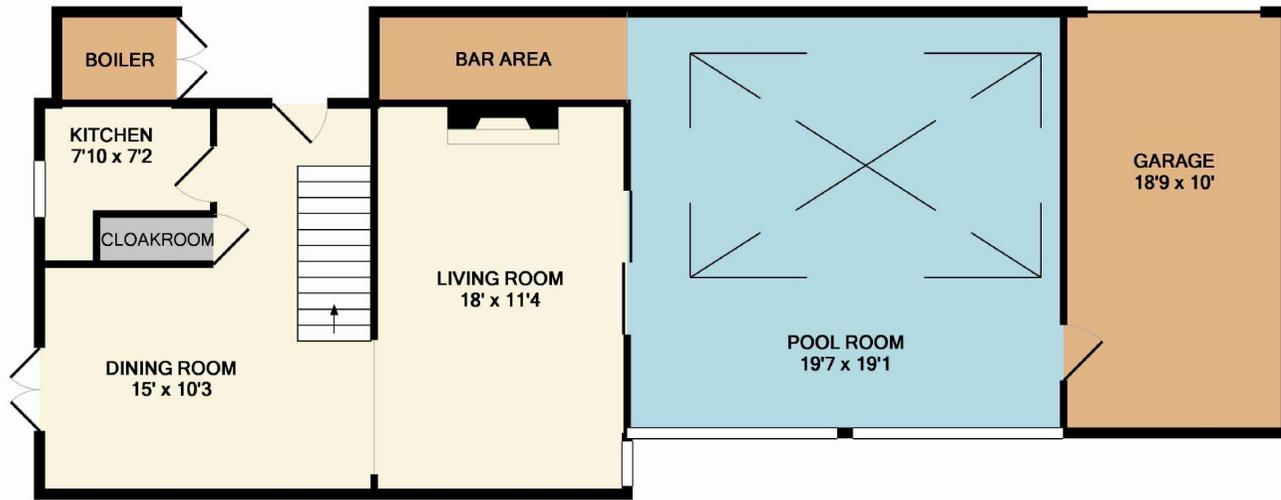
By appointment with the agents office at Newark.

Tenure

Freehold with vacant possession.







GROUND FLOOR
APPROX. FLOOR
AREA 1081 SQ.FT.
(100.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1543 SQ.FT. (143.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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