



## Roberts Close

Ragnall, Newark, NG22 0UP

£207,500



Nestled in the charming village of Ragnall, Newark, this delightful semi-detached house on Roberts Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The outdoor space is equally appealing, providing a large private garden area that can be transformed into a lovely sanctuary for outdoor activities or simply enjoying the fresh air.

Roberts Close is situated in a tranquil setting overlooking the fields to the front and rear views. This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home.

In summary, this semi-detached house on Roberts Close is a wonderful opportunity for anyone seeking a charming residence in Ragnall, combining practicality with a serene lifestyle. Do not miss the chance to make this lovely property your new home.



## Description

An immaculate semi detached two double bedroom property which briefly comprises of a kitchen / diner, lounge, ground floor cloak room, two double bedrooms, bathroom and additional first floor cloak room. Off road parking and large rear garden.

## Entrance

The property can be entered either through the front facing upvc door into the hallway with the stairs afoot and access into the lounge or entered through the side facing upvc door into the kitchen / diner.

## Lounge 12'7" x 12'7" (3.84m x 3.84m)

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout with a centre feature of a brick fire place with a porcelain hearth, carpet and a front facing upvc window over looking the open fields.

## Kitchen 17'2" x 8'6" (5.24m x 2.61m)

A modern kitchen with high gloss cream base units with a stainless steel sink, four ring electric hob, fan assisted oven with built in microwave above. There is space for an integrated washing machine, dishwasher and dryer. Part tiled walls and vinyl flooring. Looking out of the kitchen into the rear garden and open fields beyond.

## Ground Floor Cloak Room 4'9" x 2'9" (1.47m x 0.85m)

A great addition to any family home is a ground floor cloak room which is entered off the kitchen through French wooden doors with a toilet and oblong sink.

## Stairs & Landing

With carpet leading to the first floor with a side facing window and loft access.

## Master Bedroom 12'0" x 10'2" (3.67m x 3.10m)

A double bedroom rear facing with a large triple sliding door wardrobe with a centre mirrored door, radiator and carpet.

## Bedroom Two 10'2" x 9'2" (3.11m x 2.80m)

A double room front facing with a built in wardrobe, carpet and radiator.

## Bathroom 8'10" x 6'3" (2.70m x 1.92m)

The bathroom is a generous size allowing for a free standing white bath, corner shower cubicle with a pump fed shower, sink encased in a white high gloss vanity unit and soft closing wc, part tiled walls and extractor.

## Cloak Room

### 1st Floor Cloak Room 5'8" x 4'9" (1.75m x 1.45m)

An additional cloak room is located on the first floor comprising of a sink, wc and bidet.

### Sun Room 10'0" x 8'4" (3.07m x 2.56m)

Attached to the rear of the garage is a wooden sun room over looking the garden with carpet to the floor and lighting.

## Outside

To the front of the property there is a lawn with brick wall perimeter, gated block paved driveway leading to the side and rear with access to the garage and rear garden. Out side water supply, floor mounted external Grant boiler and oil tank supplying the central heating.

The rear has a large rear garden mainly laid to lawn and block paved patio.

### Garage 18'2" x 7'8" (5.55m x 2.35m)

The garage has an electric roller shutter, side access and electric and lighting with boarded ceiling with loft access for additional storage.

## Additional Information

This property has the opportunity to be made into three bedrooms or an ensuite to the bedroom.

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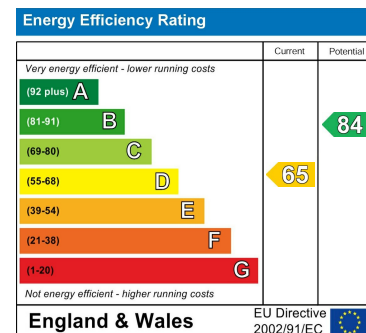
## Area Map



## Floor Plans



## Energy Efficiency Graph



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