



## Roberts Close

Ragnall, Newark, NG22 0UP

£207,500



Set within the peaceful and picturesque village of Ragnall, this beautifully presented semi-detached home on Roberts Close offers the perfect blend of countryside charm and modern comfort. Overlooking open fields to both the front and rear, the property provides a tranquil lifestyle while remaining within easy reach of surrounding amenities.

This home features two generous double bedrooms, spacious living areas, and an impressive outdoor garden—making it an ideal choice for couples, small families, first-time buyers, or those seeking a quiet retreat.



### Description

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A standout feature of this home is its remarkable potential for reconfiguration. Although currently arranged as a two-bedroom property, the first floor includes two separate toilet areas (a main bathroom plus an additional cloakroom).

This unique layout makes it incredibly easy to create a third bedroom with minimal alteration, offering buyers the flexibility to future-proof the home as their needs grow. A proposed three-bedroom redesign plan will be provided within the listing to demonstrate how straightforward the conversion can be—making this property attractive not only to those seeking a spacious two-bedroom home but also to buyers specifically looking for a three-bedroom opportunity at excellent value.

### 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 offers fantastic long-term flexibility. The current two-bedroom layout can be easily adapted to create a third bedroom, thanks to the presence of two toilet areas upstairs and well-proportioned room sizes. A proposed three-bedroom layout will be provided to help buyers visualise this excellent development opportunity.

Whether you are looking for a spacious two-bedroom home or searching for a property with the potential to become a three-bedroom, this house provides an appealing and affordable solution.

### Disclaimer

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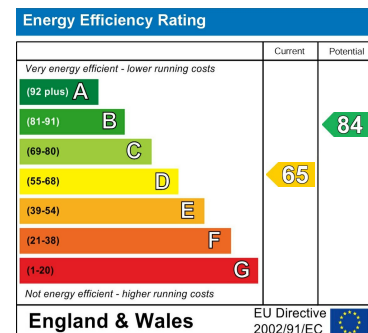
## Area Map



## Floor Plans



## Energy Efficiency Graph



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