



The Shires, North Road, Weston, Newark

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OLIVER REILLY







# The Shires, North Road, Weston, Newark

- Substantial Detached Bungalow
- Three/Four DOUBLE Bedrooms
- Spacious Breakfast Kitchen & Utility
- Integral Garage & Driveway
- Close To Neighbouring Amenities
- Private Non-Estate Setting
- Two/Three Reception Rooms
- Contemporary Bathroom & Shower Room
- Private Low-Maintenance Garden
- Tenure: Freehold EPC 'D'

Guide Price: £365,000 - £385,000

LOOKS LIKE HOME! CHARMING...SPACIOUS... & HOMELY...!!

Step inside and appreciate this substantial non-estate detached bungalow. Individually designed and constructed in 2003. Enjoying a high-degree of privacy and a vast level of versatile accommodation, spanning in excess of 1,700 square ft. The bungalow has been tastefully maintained and is presented in MOVE IN READY condition. The generous internal layout comprises: Entrance porch, sizeable reception hallway, with extensive fitted storage cupboards. A modern breakfast kitchen, separate utility room, dining room, copious lounge with a wonderful expose brick fireplace, housing an inset multi-fuel burner and French doors leading out onto a lovely paved seating area. Furthermore, the bungalow provides FOUR DOUBLE BEDROOMS, one of which is currently utilised as an additional reception room/ study. The master bedroom boasts extensive fitted wardrobes and a STUNNING contemporary en-suite bathroom. There is also an equally stylish shower room. Externally, the property retains an idyllic, private and low maintenance landscaped rear garden. The front aspect provides a driveway, with off-street parking for multiple vehicles, with access into an integral single garage. Further benefits of this warm, welcoming and impeccably presented residence includes uPVC double glazing and oil-fired central heating. OPEN THE DOOR... to a perfect fresh start! This property oozes ample living space and high versatility, whilst set in its own private safe haven.

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**Entrance Porch:**

5'2 x 3'9 (1.57m x 1.14m)

**Reception Hall:**

3'7'9 x 11'9 (11.51m x 3.58m)

Accessed via a secure uPVC external door. Providing complimentary laminate flooring. Two large walk-in storage cupboards, one of which houses the oil-fired boiler. Recessed ceiling spot lights, wall mounted alarm control panel and central heating thermostat. Two loft hatch access points, partially boarded with power. Access into all four bedrooms, shower room, two reception rooms and the breakfast kitchen. Max measurements provided.

**Breakfast Kitchen:**

16'0 x 10'5 (4.88m x 3.18m)

Providing complimentary laminate flooring, a spacious fitted kitchen has a range of modern wall and base units, with roll-top work surfaces over and partial walled tiled splash backs. Integrated medium height electric oven, separate four ring induction hob with stainless steel extractor hood above, and integrated fridge freezer. Provision for an under counter dishwasher. Partial recessed ceiling spot lights, two ceiling mounted wall lights and a ceiling mounted smoke detector. Access into the utility room.

**Utility Room:**

10'2 x 5'7 (3.10m x 1.70m)

With continuation of the complimentary laminate flooring. Providing further fitted wall and base units, with roll-top work surfaces over. Inset stainless steel sink. Provision for an under counter washing machine/ tumble dryer. Extractor fan. Access into the integral garage and access out into the rear garden via a secure uPVC double glazed external door.

**Dining Room:**

11'4 x 11'1 (3.45m x 3.38m)

With complimentary laminate flooring and central ceiling light fitting. Providing scope to be utilised for a variety of individual purposes

**Lounge:**

19'2 x 16'1 (5.84m x 4.90m)

A very generous reception room with a beautiful exposed brick fireplace, housing an inset multi-fuel burner, with a raised tiled hearth and brick surround. Four wall mounted light fittings and a central ceiling light fitting. uPVC double glazed French doors open out into the private rear garden.

**Master Bedroom:**

16'1 x 11'8 (4.90m x 3.56m)

A very generous DOUBLE bedroom with carpeted flooring, recessed ceiling spotlights and extensive fitted wardrobes. Delightful outlook over the private rear garden. Access into the en-suite bathroom;

**En-Suite Bathroom:**

7'8 x 7'2 (2.34m x 2.18m)

A STUNNING modern-design. Providing tiled flooring. A modern curved bath with chrome mixer tap, low level W.C and ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. Fitted larder storage cupboard. Modern heated towel rail. Complimentary modern floor to ceiling walled tiled splash backs. Extractor fan and central ceiling light fitting.

**Bedroom Two:**

11'5 x 11'4 (3.48m x 3.45m)

An additional DOUBLE bedroom with carpeted flooring, central ceiling light fitting and uPVC double glazed window to the front elevation.

**Bedroom Three:**

11'5 x 10'8 (3.48m x 3.25m)

An further DOUBLE bedroom with carpeted flooring, central ceiling light fitting and uPVC double glazed window to the front elevation.





**Bedroom Four/ Reception Room:**

11'5 x 9'9 (3.48m x 2.97m)

An additional DOUBLE bedroom with carpeted flooring, central ceiling light fitting and uPVC double glazed window to the front elevation. Providing scope to be utilised as an additional reception room, if required. Currently setup as a functioning home office.

**Shower Room:**

7'9 x 7'3 (2.36m x 2.21m)

Of complimentary modern design. Providing tiled flooring. A large walk-in shower with main shower facility and floor to ceiling tiled splash backs. Low level W.C, ceramic wash hand basin with chrome mixer tap and under counter vanity storage. Chrome heated towel rail. Extractor fan and central ceiling light fitting.

**Integral Garage:**

17'9 x 9'8 (5.41m x 2.95m)

Accessed from the utility room. Providing power and lighting, with a manual up/ over garage door to the front aspect. Provision for a washing machine. PIR alarm sensor, obscure uPVC double glazed window to the side elevation and loft hatch access point.

**Externally:**

The property is privately situated down a remote shared driveway. The front aspect provides a low-maintenance frontage with a low-level fenced front boundary. Access to the entrance porch and front entrance door. There is a concrete driveway to the right side aspect. Providing off-street parking for multiple vehicles, with access into the integral single garage. There is a secure timber side access gate to the left and right side elevation, which in-turn lead into the highly private, beautifully maintained, low maintenance rear garden. Predominantly laid to lawn, with a vast array of beautifully maintained planted borders, including an Indian bean tree. The centre of the garden retains an extensive paved patio/ seating area, overlooking a wonderful water feature, directly accessed from the lounge, via French doors. There is access to the oil tank, log store, an outside tap and external lighting. Provision for a garden shed. Fenced side boundaries and a high-level rear walled boundary.

**Agents Note:**

Please note the vendors retain a right of access over the main driveway, leading to the bungalow. They are responsible to contribute a proportion to any shared maintenance costs.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating 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.**

**Approximate Size: 1,783 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'D'**

**Local Information & Amenities: Weston**

The charming picturesque village of Weston is conveniently situated for ease of access onto the A1, approximately 10 miles North of the historic market town of Newark-on-Trent. The town offers a fast train service from Newark North Gate to London Kings Cross in approximately 75 minutes. The village provides Hall Farm Wild Bird Supplies country store, a popular coffee lounge and cafe and hosts a wonderful 13th Century All Saint's Church. The village is also within the catchment area for the Tuxford Academy school. The neighbouring village of Sutton-on-Trent is within ease of access (approximately 2 miles away), hosting a vast array of amenities, including a Co-op, butchers, The Lord Nelson public house, doctors surgery, popular primary school, local hairdressers and a regular bus service. There is ease of access onto the A1 North and South bound, along with being easily accessible into Retford (10 miles away) and other surrounding villages.

**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:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	