



Marigold Way, Newark

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 OLIVER REILLY



# Marigold Way, Newark

- OPEN HOUSE EVENT: SATURDAY 8TH FEBRUARY
- THREE BEDROOMS
- STUNNING DINING KITCHEN
- HIGH-SPECIFICATION UPGRADES
- MULTI-CAR DRIVEWAY
- STYLISH SEMI-DETACHED HOME
- POPULAR & NEWLY ESTABLISHED LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- LANDSCAPED REAR GARDEN
- EASE OF ACCESS TO AMENITIES. Tenure: Freehold EPC 'B' (84)

OPEN HOUSE EVENT: SATURDAY 8TH FEBRUARY 11AM-1PM.  
HELLO NEW HOME..!

Welcome to Marigold Way. A marvellous modern-day BEAUTY! Steeped in style and contemporary design. Having been constructed in 2020, this excellent semi-detached home boasts a VAST ARRAY of luxurious UPGRADES. Enhancing the quality of this attractive home throughout. The property is pleasantly situated within a newly-established residential development. On the edge of Newark Town Centre, close to an array of amenities in Balderton, with ease of access onto a range of main road links. This IMPECCABLY PRESENTED home enjoys a spacious free-flowing internal layout comprising: Inviting entrance hall with Amtico flooring, ground floor W.C, a large lounge and a STUNNING bright and airy OPEN-PLAN DINING KITCHEN. Enjoying granite worktops, Amtico flooring, LED lighting, a range of integrated modern appliances, THREE Velux roof-lights and a separate utility cupboard. The first floor landing leads into a luxurious FOUR-PIECE bathroom and all THREE BEDROOMS. The master bedroom benefits from extensive fitted wardrobes. Externally, the property prides itself on a LOVELY LANDSCAPED GARDEN, with an extensive paved seating area. There is a multi-car tandem driveway to the left side aspect. Further benefits of this STRIKING AND STYLISH home include uPVC double glazing throughout, gas central heating via a modern combination boiler, a functional alarm system and a high energy efficiency rating (EPC: B). STEP INSIDE! In order to gain a full sense of appreciation for the exceptional contemporary design. We promise you won't be disappointed!



Offers in excess of £250,000

**ENTRANCE HALL:** 11'9 x 3'8 (3.58m x 1.12m)

Accessed via a secure composite part obscure double glazed front entrance door. An inviting reception hall provides complimentary 'Amtico' wood-effect flooring. Recessed ceiling spotlights, carpeted stairs rising to the first floor. Wall mounted alarm control panel and 'Horstmann' central heating thermostat. Double panel radiator, smoke alarm. Access into the dining kitchen, lounge and ground floor W.C.

**GROUND FLOOR W.C:** 6'2 x 3'3 (1.88m x 0.99m)

With continuation of the 'Amtico' wood-effect flooring. Providing a low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial tiled splash back. Recessed ceiling spotlights. Access to the electrical RCD consumer unit. Double panel radiator and an obscure uPVC double glazed window to the front elevation.

**LOUNGE:** 14'8 x 9'10 (4.47m x 3.00m)

A well-proportioned reception room. Providing carpeted flooring, a ceiling light fitting, fitted media supply plates and a uPVC double glazed window to the front elevation.

**SPACIOUS DINING KITCHEN:** 17'5 x 16'3 (5.31m x 4.95m)

OF STUNNING CONTEMPORARY DESIGN. WITH A RANGE OF SUPERB UPGRADES FROM THE ORIGINAL HOUSE-BUILD DESIGN. Providing 'Amtico' wood-effect flooring. The high-quality fitted kitchen hosts a range of complimentary shaker-style wall and base units with granite marble work surfaces over. Inset sink with granite routed drainer and mixer tap. Integrated medium height 'AEG' double oven. Separate five ring gas hob with stainless steel extractor fan and glass splash back. Wiring is in place for a induction hob to be fitted. Integrated dishwasher and fridge freezer. The dining area hosts sufficient space for a large table and chairs, with uPVC double glazed French doors. Providing three complimentary Velux roof-lights, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation. Opening out into the landscaped rear garden. Max measurements provided.

**UTILITY CUPBOARD:** 6'4 x 3'4 (1.93m x 1.02m)

Providing fitted work surfaces. Under-counter plumbing/ provision for a washing machine and tumble dryer. Access to the modern combination boiler. Wall light fitting and sufficient storage space.

**FIRST FLOOR LANDING:** 8'2 x 4'2 (2.49m x 1.27m)

Providing carpeted flooring, an open spindle balustrade, ceiling light fitting, ceiling air ventilation system, loft hatch access point, smoke alarm and a fitted over-stairs storage cupboard. Access into the family bathroom and all three bedrooms.

**MASTER BEDROOM:** 11'2 x 8'8 (3.40m x 2.64m)

A delightful DOUBLE bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, fitted media supply plates, double panel radiator and a large double fitted wardrobe with sliding doors. uPVC double glazed window to the front elevation. Max measurements provided.

**BEDROOM TWO:** 10'1 x 8'8 (3.07m x 2.64m)

A further DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the lovely landscaped garden.

**BEDROOM THREE:**

8'4 x 6'5 (2.54m x 1.96m)

A well-appointed single bedroom. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the rear elevation. Overlooking the landscaped garden.

**FOUR-PIECE BATHROOM:**

8'4 x 6'2 (2.54m x 1.88m)

Of contemporary luxury design. Providing high-quality 'Amtico' flooring. A superb four-piece suite comprising: A panelled bath with chrome mixer tap and over-head showering facility with partial walled tiled splash backs. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and ceramic wash hand basin with chrome mixer tap and fitted under counter vanity drawer storage unit. Large chrome heated towel rail. Recessed ceiling spotlights, shaver point and an obscure uPVC double glazed window to the front elevation.

**MULTI-CAR DRIVEWAY:**

Located to the left front side of the property. Providing a tarmac driveway and tandem driveway, with an external security light. Allowing off-street parking for multiple vehicles.

**EXTERNALLY:**

The front aspect provides an established landscaped front garden, with a range of planted shrubs and bushes. A paved pathway leads to the front entrance door, with storm canopy and external light. The left front aspect provides access to the tarmac driveway, with access to the concealed gas and electricity meters and an external security light. A secure timber access gate, leading into the well-appointed and BEAUTIFULLY LANDSCAPED rear garden. Predominantly laid to lawn with an extensive paved patio, with external light, outside tap and a double external power socket. There are lovely planted borders, gravelled hard standing to the bottom of the garden with PROVISION FOR a large garden shed. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, a functional alarm system 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: 812 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'B' (84)**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, in approximately 1 hour 15 minutes. 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 a 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.

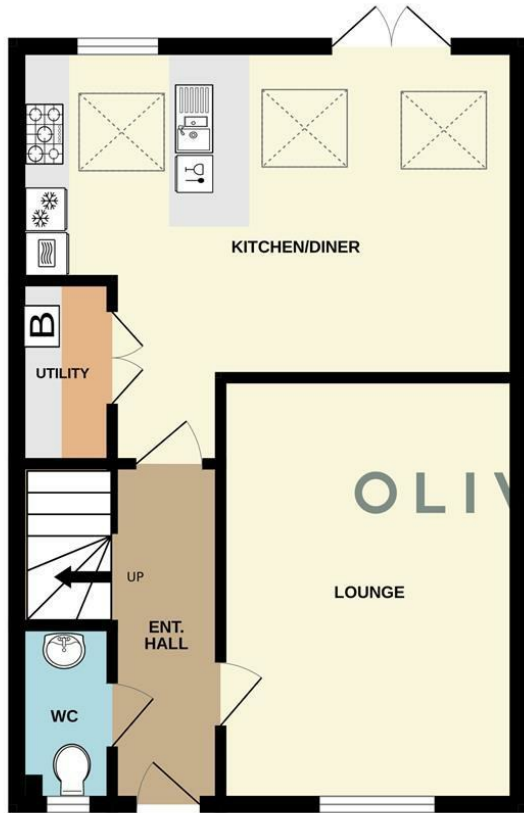
**Draft Details-Awaiting Approval:**

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.

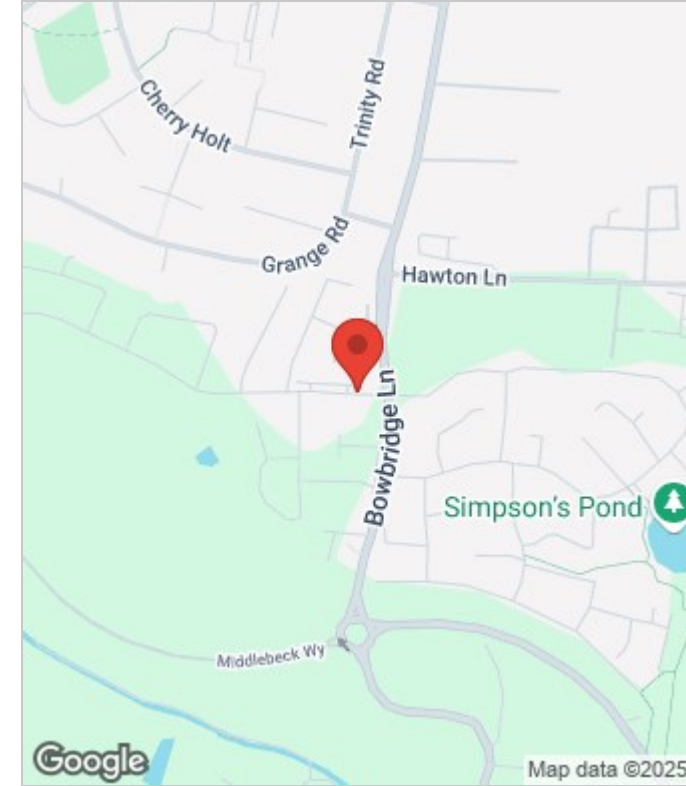




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	