



Loom Gardens, Middlebeck, Newark

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 OLIVER REILLY







# Loom Gardens, Middlebeck, Newark

- STUNNING DETACHED FAMILY HOME
- PRIVATE CUL-DE-SAC POSITION
- GF W.C & UTILITY ROOM
- DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- A MUST VIEW! HIGH SPECIFICATION THROUGHOUT!
- FIVE GENEROUS BEDROOMS
- SUPERB OPEN-PLAN FAMILY KITCHEN
- TWO EN-SUITES & FAMILY BATHROOM
- GENEROUS FRONT & REAR GARDENS
- NO ONWARD CHAIN! Tenure: Freehold EPC 'B'

SUPERBLY PRESENTED DETACHED HOME. PROVIDING A RANGE OF HIGH SPECIFICATION UPGRADES! \*\*MARKETED WITH NO ONWARD CHAIN!\*\*

We are delighted to present this superb family home, beautifully positioned within the modern-day residential development of Middlebeck. This stunning property was constructed by the award winning 'Avant Homes' and benefits from a 10 year NHBC warranty. The property enjoys a delightful, free-flowing contemporary design, comprising: Inviting reception hall with 'Amtico' flooring and fitted storage cupboards alongside a spacious ground floor cloakroom, large living room and a SUPERB OPEN PLAN LIVING/DINING FAMILY KITCHEN SPACE. The exclusive designed kitchen has a useful breakfast bar and hosts a wide range of integrated appliances, with FULL HEIGHT BI-FOLDING DOORS opening onto a paved patio and internal access into a separate utility room. The first floor hosts a generous galleried-style landing with access into FOUR-DOUBLE BEDROOMS, two of which host extensive fitted wardrobes and luxurious en-suite shower room with the master suite benefitting from his and hers sinks. Furthermore, there is an equally generous FIFTH BEDROOM and stylish three-piece family bathroom. Externally the property stands on OVERLY GENEROUS FRONT & REAR GARDEN. The rear garden has been landscaped to provide a large limestone patio areas, raised beds with all year round, easy maintenance planting and formal lawns. The front aspect has a multi-car driveway, with access into an INTEGRAL DOUBLE GARAGE, with electric door and scope to create additional parking, via the well-appointed front garden, if required. Further benefits of this marvellous contemporary home include uPVC double glazing, AIR CONDITIONING to open plan living space, the master bedroom and one second bedroom, gas central heating via a 'HIVE' system, full colour HD CCTV, a high energy efficacy rating (EPC: B) Internal



Guide Price £450,000 - £475,000



**Reception Hall:** 17'0 x 7'6 (5.18m x 2.29m)  
 Accessed via a composite front entrance door. With 'Amtico' parquet flooring. Carpeted stairs rising to the first floor. Access to a walk-in under stairs storage cupboard. Access into the living room, open plan living space and ground floor cloakroom/W.C.

**Ground Floor W.C:** 5'3 x 5'0 (1.60m x 1.52m)  
 With low level W.C and ceramic wash hand basin.

**Living Room:** 16'1 x 12'3 (4.90m x 3.73m)  
 A generous reception space with continuation of the 'Amtico' parquet flooring.

**Open Plan Living/ Dining Kitchen:** 33'10 x 12'4 (10.31m x 3.76m)  
 A SUPERBLY SPACIOUS OPEN PLAN SPACE, with continuation of the 'Amtico' parquet flooring. Full height bi-folding doors open out onto a paved patio and into the rear garden. The high specification kitchen provides an integrated fridge freezer, two electric self-cleaning ovens with warming drawer, five ring gas hob with extractor fan above, under counter dishwasher and boiling water tap. Internal access into the utility room; Max measurements provided.

**Utility Room:** 7'0 x 5'10 (2.13m x 1.78m)  
 With access to the central heating boiler. Under counter plumbing/ provision for a washing machine/ tumble dryer. External door leads out to a wide passageway and into the rear garden.

**First Floor Landing:** 12'6 x 15'0 (3.81m x 4.57m)  
 A generous galleried-style landing, with carpeted flooring fitted airing cupboard housing the hot water cylinder. Access into all FIVE bedrooms and the family bathroom. Max measurements provided.

**Master Bedroom:** 14'1 x 11'2 (4.29m x 3.40m)  
 A GENEROUS DOUBLE BEDROOM with extensive fitted wardrobes and access into the master en-suite.

**Master En-Suite:** 11'2 x 5'1 (3.40m x 1.55m)  
 Of high specification with 'Amtico' tiled flooring. Double walk-in shower with mains power shower, low level W.C with useful fitted storage cupboard above, and his/hers ceramic sinks with black chrome mixer taps and under counter vanity drawer unit., with oval light-up vanity mirrors above.

**Bedroom Two:** 14'3 x 9'5 (4.34m x 2.87m)  
 A further DOUBLE BEDROOM, with extensive fitted wardrobes and access into an en-suite. Max measurements provided.

**En-Suite Shower Room:** 9'1 x 4'5 (2.77m x 1.35m)  
 Of high specification with 'Amtico' tiled flooring. Double walk-in shower with mains power shower, low level W.C with useful fitted storage cupboard above, ceramic sink with black chrome mixer taps and under counter vanity drawer unit., with light-up vanity mirror above.





**Bedroom Three:** 15'2 x 10'4 (4.62m x 3.15m)  
 A further DOUBLE bedroom with carpeted flooring and two uPVC double glazed windows enjoying an unspoiled outlook in front. Max measurements provided.

**Bedroom Four:** 12'9 x 10'2 (3.89m x 3.10m)  
 A further DOUBLE BEDROOM with carpeted flooring.

**Bedroom Five:** 10'2 x 7'4 (3.10m x 2.24m)  
 A GENEROUSLY-PROPORTIONED BEDROOM, with carpeted flooring.

**Family Bathroom:** 9'1 x 7'3 (2.77m x 2.21m)  
 With tiled flooring and open glass storage shelving. Complimentary modern three-piece suite comprising: panelled bath with mains power shower facility with wall mounted shower screen and patterned tiled splash backs, low level W.C and ceramic wash hand basin with black chrome mixer tap and under counter vanity drawer unit.

**Integral DOUBLE Garage:** 19'8 x 15'2 (5.99m x 4.62m)  
 With electric up/ over door. Providing power, lighting and access to the electrical RCD consumer unit. With scope to be utilized into additional living accommodation, if required, subject to relevant building/ planning approvals.

**Externally:**  
 Overall, the property stands on a much larger than average front & rear plot. The front aspect provides tarmac multi-car driveway with access into the Integral double garage. The large front garden is predominantly laid to lawn with a variety of decorative planted borders. There is excellent scope to create additional parking, if required. A secure timber access gate leads into the well-appointed rear garden, predominantly laid to lawn with a paved patio. There is an outside tap and external security lighting. Fully fenced side and rear boundaries.

**Services:**  
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating with 'HIVE' system, full colour HD CCTV 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: 2,153 Square Ft.**  
 Measurements are approximate and for guidance only. This includes the integral double garage.

**Local Authority:**  
 Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'B'**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park and 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.





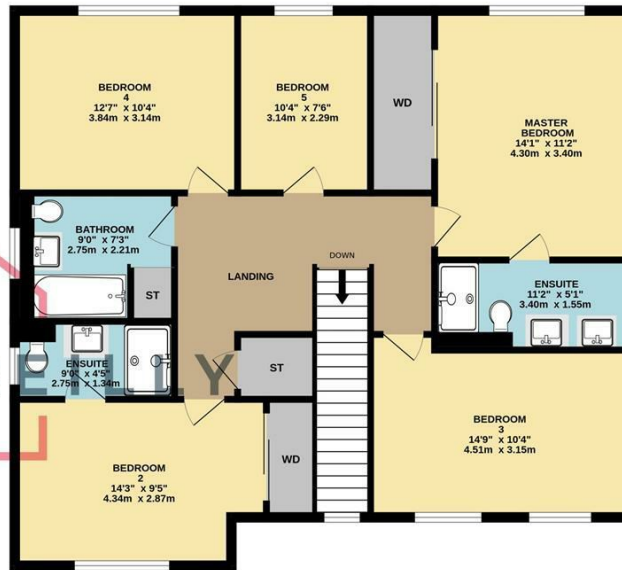




GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



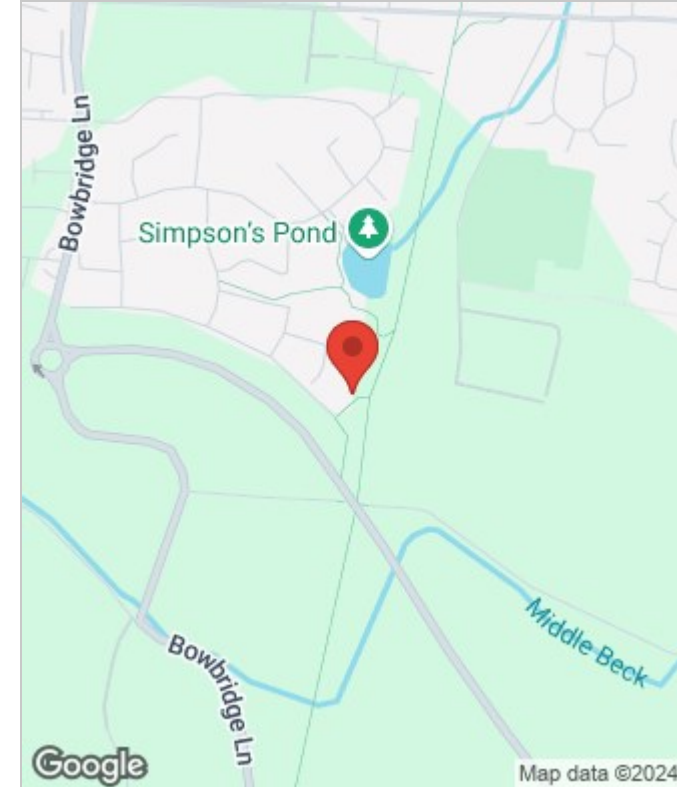
1ST FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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	