



Cludd Avenue, Newark

3 3 1 C.

OLIVER REILLY



Cludd Avenue, Newark

- SUPERB MODERN END TOWN HOUSE
- POPULAR RESIDENTIAL LOCATION
- GF UTILITY & SHOWER ROOM
- LOVELY SOUTH FACING GARDEN
- IMPECCABLE PRESENTATION THROUGHOUT
- THREE BEDROOMS
- TWO STYLISH EN-SUITES
- FIRST FLOOR LOUNGE & DINING KITCHEN
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'C' (69)

Guide Price £220,000 - £230,000



- ENTRANCE PORCH:** 6'3 x 3'6 (1.91m x 1.07m)
 Accessed via a secure external door. Providing carpeted flooring, a recessed ceiling spotlight, access to both the concealed gas and electricity meters. A secure internal door gives access through to the inner entrance hall.
- INNER HALLWAY:** 15'8 x 6'5 (4.78m x 1.96m)
 Providing complementary laminate flooring, carpeted stairs rise to the first floor. Large double fitted storage cupboard. Two ceiling light fittings, smoke alarm and a single panel radiator. Access into the integral single garage, via a secure fire-door, the utility room, shower room and third bedroom.
- GROUND FLOOR BEDROOM (3):** 8'6 x 7'9 (2.59m x 2.36m)
 Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation.
- GROUND FLOOR SHOWER ROOM:** 8'10 x 2'8 (2.69m x 0.81m)
 Of tasteful modern design. With modern laminate flooring. A fitted shower cubicle with mains shower facility and floor to ceiling mermaid boarding. Low-level W.C and pedestal wash hand basin with chrome taps and partial mermaid boarded splash back. Single panel radiator, ceiling light fitting, extractor fan and obscure uPVC double glazed window to the side elevation.
- UTILITY ROOM:** 7'10 x 5'7 (2.39m x 1.70m)
 Providing continuation from the hallway, with the modern laminate flooring. Hosting a fitted base unit with light laminate roll-top work surfaces over and partial walled tiled splash backs. Inset stainless steel sink with drainer. Under counter plumbing/ provision for a washing machine and tumble dryer. Access to the central heating boiler. Single panel radiator, ceiling light fitting and extractor fan. A secure composite rear access door leads into the lovely enclosed garden.

- FIRST FLOOR LANDING:** 6'7 x 3'3 (2.01m x 0.99m)
 With carpeted flooring, stairs rising to the first floor. A ceiling light fitting, smoke alarm, central heating thermostat. Access into the dining kitchen and living room.
- LARGE LIVING ROOM:** 17'5 x 14'5 (5.31m x 4.39m)
 A VERY GENEROUS DUAL-ASPECT RECEPTION ROOM. Located at the front of the property. Providing carpeted flooring, two ceiling light fittings, a double panel radiator and single panel radiator. TV and telephone point. Feature fireplace housing an inset electric fire with raised hearth and decorative surround. Obscure uPVC double glazed window to the side elevation and two uPVC double glazed windows to the front elevation.

- CONTEMPORARY DINING KITCHEN:** 14'6 x 9'10 (4.42m x 3.00m)
 OF STYLISH MODERN DESIGN. Providing laminate flooring. The high-end fitted kitchen hosts a range of wall and base units with flat edge laminate work-surfaces over with brick-effect tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated medium height electric 'HOTPOINT' oven, with a separate four ring gas hob with a smartly finished extractor hood above. Integrated fridge freezer. Integrated slim-line 'HOTPOINT' dishwasher. Recessed ceiling spotlights and a ceiling light fitting in the dining area. Double panel radiator. Two uPVC double glazed windows to the rear elevation Max measurements provided.

Guide Price: £220,000 - £230,000. A STRIKING MODERN BEAUTY!

This impressive contemporary three bedroom, three storey END town house, is located within the HIGHLY DESIRABLE Newbury Road development, with ease of access onto the A1, A46 and to Newark Town Centre. Definitely NOT TO BE MISSED! Boasting and expansive and flexible internal layout, set over three floors. Presented to an IMPECCABLY HIGH STANDARD. The accommodation comprises: Entrance porch, inner hallway, ground floor third bedroom, modern shower room and a utility room. The first floor enjoys a LARGE L-SHAPED & DUAL-ASPECT lounge and a STUNNING high-specification dining kitchen. Hosting a full range of integrated modern appliances. The second floor provides TWO DOUBLE BEDROOMS. Both served with LUXURIOUS EN-SUITES. Externally, the property provides a multi-car driveway, with side-by-side parking, with access into an integral single garage. Providing scope for additional living accommodation, if required. Subject to relevant approvals. The well-appointed and landscaped SOUTH FACING rear garden is of general low-maintenance, with a substantial decked seating area. Further benefits of fabulous modern-day home include uPVC double glazing throughout and gas central heating. THE WAIT IS OVER... for This cleverly designed and immaculately maintained home! Step inside to gain a full sense of appreciation! Marketed with NO ONWARD CHAIN..!





SECOND FLOOR LANDING:

4'9 x 2'10 (1.45m x 0.86m)

Providing Carpeted flooring, a ceiling light fitting, smoke alarm. Access into both DOUBLE bedrooms.

MASTER BEDROOM:

14'5 x 12'7 (4.39m x 3.84m)

A GREAT DOUBLE BEDROOM. Located at the front of the property, Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV point and 'HIVE' heating control panel. Two uPVC double glazed windows to the front elevation. Access into the en-suite bathroom. Max measurements provided.

EN-SUITE BATHROOM:

6'5 x 5'5 (1.96m x 1.65m)

Of luxurious modern design, with stylish floor to ceiling tiled splash backs. Providing laminate flooring. A P-shaped bath with chrome mixer tap and mains shower facility, with wall mounted shower screen. Low-level W.C, ceramic oval wash hand basin with chrome mixer tap. Inset to an under counter vanity drawer storage unit, with vanity mirror above. Graphite grey heated towel rail, shaver point, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the side elevation.

BEDROOM TWO:

14'5 x 9'3 (4.39m x 2.82m)

AN EQUALLY SPACIOUS DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator and two uPVC double glazed windows to the rear elevation. Access into the en-suite shower room Max measurements provided.

EN-SUITE SHOWER ROOM:

5'2 4'8 (1.57m 1.42m)

Of stylish contemporary design, with attractive floor to ceiling tiled splash backs. Providing laminate flooring. A fitted shower cubicle with mains shower facility and rainfall effect shower head. Low-level W.C, Ceramic oval wash hand basin with chrome mixer tap. Inset to a fitted vanity drawer storage unit, with vanity mirror above. Chrome heated towel rail, shaver point, ceiling light fitting and extractor fan.

INTEGRAL SINGLE GARAGE:

16'9 x 7'8 (5.11m x 2.34m)

With manual up/ over garage door. Providing power and lighting. Internal access to the property via a secure personnel door. Leading into the entrance hall.

EXTERNALLY:

The front aspect provides tarmac double driveway. Providing ample off street parking, with access into the integral single garage. A paved pathway leads to the front entrance door, with two external light fittings. A secure left side access gate leads down a private paved pathway. Wall-enclosed with an outside tap and secure secondary timber side access gate, which leads into the lovely well-appointed SOUTH FACING rear garden. Beautifully landscaped and of general low maintenance. Providing an extensive artificial lawn, with partial borders and a large decked seating/ entertainment area. Accessed directly from the utility room. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas 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.

Approximate Size: 1,153 Square Ft.

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

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (69)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. 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. 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:

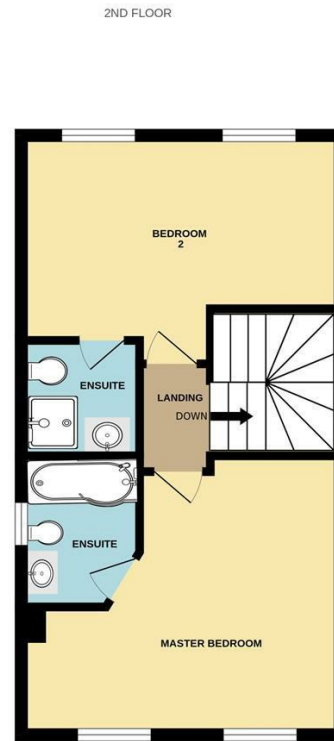
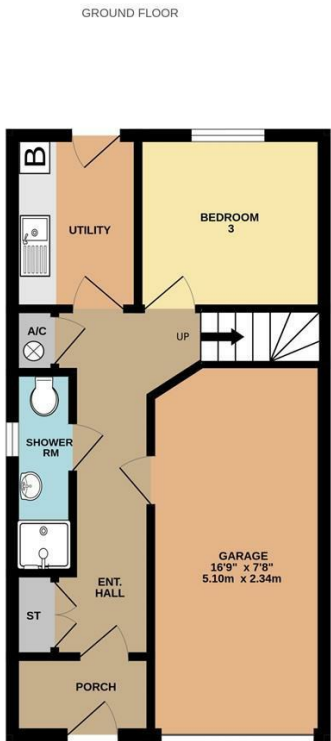
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

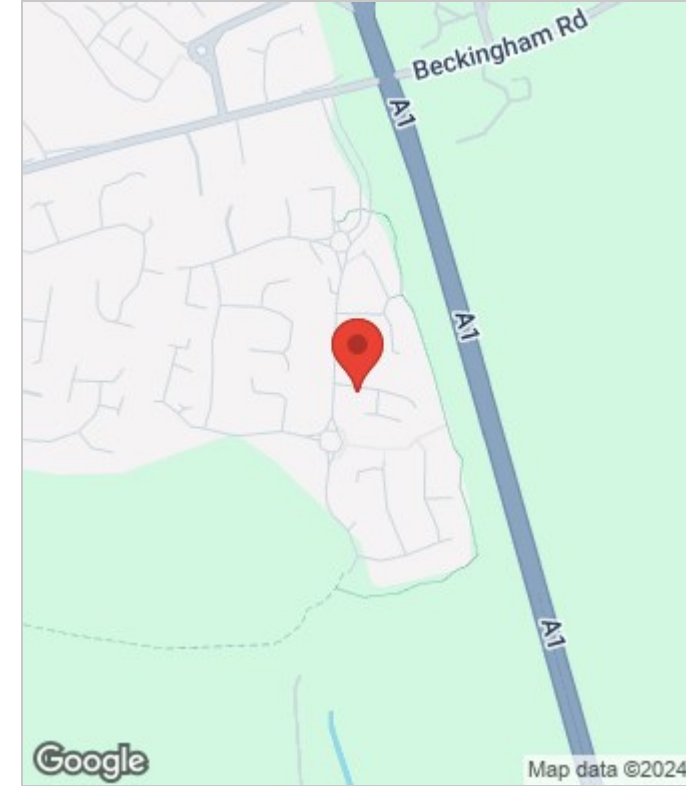
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	