



Cardinal Hinsley Close, Newark

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# Cardinal Hinsley Close, Newark

Guide Price £240,000 - £250,000

- MODERN DETACHED HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- LARGE OPEN PLAN LOUNGE/DINER
- SUPERB & SPACIOUS CONSERVATORY
- SINGLE GARAGE & DRIVEWAY
- FOUR BEDROOMS
- GRANITE KITCHEN WITH INTEGRATED APPLIANCES
- GF W.C & FIRST FLOOR SHOWER ROOM
- BEAUTIFULLY MAINTAINED GARDEN
- Tenure: Freehold EPC 'E'

GUIDE PRICE £240,000 - £250,000. FEELS LIKE HOME..!

This ideal four bedroom family home is prominently positioned for ease of access into Newark Town Centre. Surrounded by a host of excellent local amenities, school links and transport routes onto the A1 and A46. This well-proportioned family residence has been beautifully maintained and offers a well-balanced layout over two floors. The accommodation comprises: Large entrance hall, ground floor W.C, stylish GRANITE FINISHED KITCHEN. Hosting a range of integrated appliances, a separate dining room with open-archway into a copious living room and equally spacious and SIMPLY STUNNING CONSERVATORY. The first floor hosts FOUR BEDROOMS and a lovely contemporary shower room. Externally, the property stands on a well-appointed plot. The front aspect offers a tarmac driveway, with access into an attached single garage, with power and lighting. The beautiful rear garden is of an excellent size. Beautifully landscaped, with multiple seating areas and an established garden pond. Further benefits include uPVC double glazing throughout and gas central heating via a modern combination boiler. MAKE YOUR MOVE and step inside this delightfully homely property. Poised and ready for your immediate appreciation!



**ENTRANCE HALL:** 17'7 x 5'5 (5.36m x 1.65m)

Accessed via an obscure uPVC side entrance door with uPVC double glazed window to the side elevation. Providing carpeted flooring, stairs rising to the first floor, ceiling light fitting, single panel radiator, heat alarm and electrical RCD consumer unit. Access into the kitchen, dining room, living room and ground floor W.C.

**GROUND FLOOR W.C:** 6'10 x 2'7 (2.08m x 0.79m)

With tiled flooring. A low-level W.C, pedestal wash hand basin with chrome mixer tap and medium height walled tiled splash backs. Recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the side elevation.

**CONTEMPORARY KITCHEN:** 9'6 x 9'1 (2.90m x 2.77m)

Of contemporary design. Providing ceramic tiled flooring. The high-quality fitted kitchen hosts a range of fitted oak wall and base units with granite work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated 'BOSCH' electric oven with separate 'BOSCH' induction hob with glass splash back and black stainless steel extractor hood above. Integrated fridge freezer and slim-line dishwasher. Provision/ plumbing for washing machine. Fitted granite breakfast bar. Chrome heated towel rail. Recessed ceiling spotlights and uPVC double glazed window to the front elevation.

**DINING ROOM:** 9'6 x 8'11 (2.90m x 2.72m)

A lovely reception room. Providing carpeted flooring, a ceiling light fitting and double panel radiator. Sufficient space for a dining table with a large open-archway through to the generous living room.

**LIVING ROOM:** 15'6 x 9'9 (4.72m x 2.97m)

A GENEROUS reception room. Providing carpeted flooring, a ceiling light fitting and a double panel radiator. Central wall-mounted electric feature fire. uPVC double glazed window to the rear elevation. Access into the entrance hall and an opening through to the large conservatory.

**LARGE CONSERVATORY:** 14'9 x 11'1 (4.50m x 3.38m)

A SUPERBLY SPACIOUS ROOM. Of part brick and uPVC construction with a lovely pitched glass roof. Providing tiled flooring. A double panel radiator, inset ceiling spotlights and provision for vertical blinds. uPVC double glazed windows to the left side and rear elevations. uPVC double glazed French doors open out into the garden.

**FIRST FLOOR LANDING:** 8'8 x 5'9 (2.64m x 1.75m)

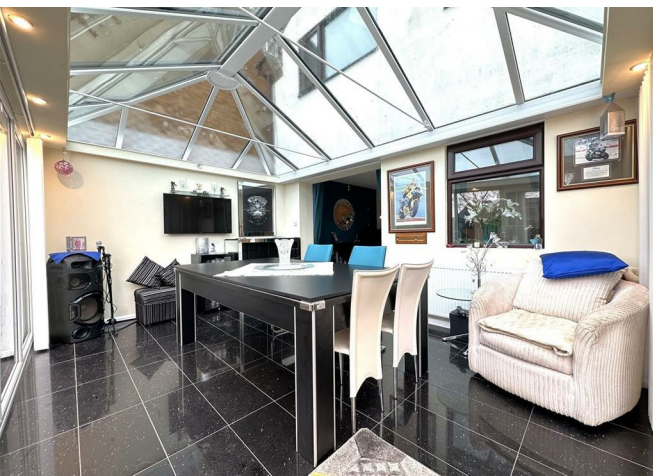
With carpeted flooring, an open-spindle balustrade with oak handrail. A ceiling light fitting, single panel radiator, loft hatch access point and a fitted airing cupboard, housing the modern 'IDEAL' combination boiler. Access into the family shower room and all four bedrooms.

**MASTER BEDROOM:** 13'2 x 9'5 (4.01m x 2.87m)

A GENEROUS double bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation.

**BEDROOM TWO:** 10'2 x 6'6 (3.10m x 1.98m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.





**BEDROOM THREE:**

9'4 x 8'3 (2.84m x 2.51m)

A double bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.

**BEDROOM FOUR:**

8'3 x 5'9 (2.51m x 1.75m)

With carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.

**FAMILY SHOWER ROOM:**

6'2 x 5'8 (1.88m x 1.73m)

Of stylish modern design. Providing tiled flooring. A corner fitted shower cubicle with mains shower facility. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Floor to ceiling walled tiled splash backs. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

**SINGLE GARAGE:**

Of brick built construction with a pitched tiled roof. Providing a manual up/ over garage door, power, lighting and partially boarded over-head storage.

**EXTERNALLY:**

The front aspect provides a tarmac driveway, with access into the attached single garage. There is access to the front door, with a storm canopy. The front and side garden are both laid to lawn, with an array of established bushes. There is access to the concealed gas and electricity meters, located to the front elevation. A secure access gate with canopy lead into the well-appointed and beautifully maintained garden. Generously sized and predominantly laid to lawn, with extensive crazy paving, an established garden pond and range of established borders and two mature silver birch trees. The bottom of the garden hosts an oval paved seating area. There is provision for a garden shed. A double external power socket, outside tap and security light. 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.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 1,176 Square Ft.**

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'E' (50)**

**Local Information & Amenities:**

This property is conveniently located in a sought after residential location, just over 1 mile away from the Town Centre. 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, 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:**

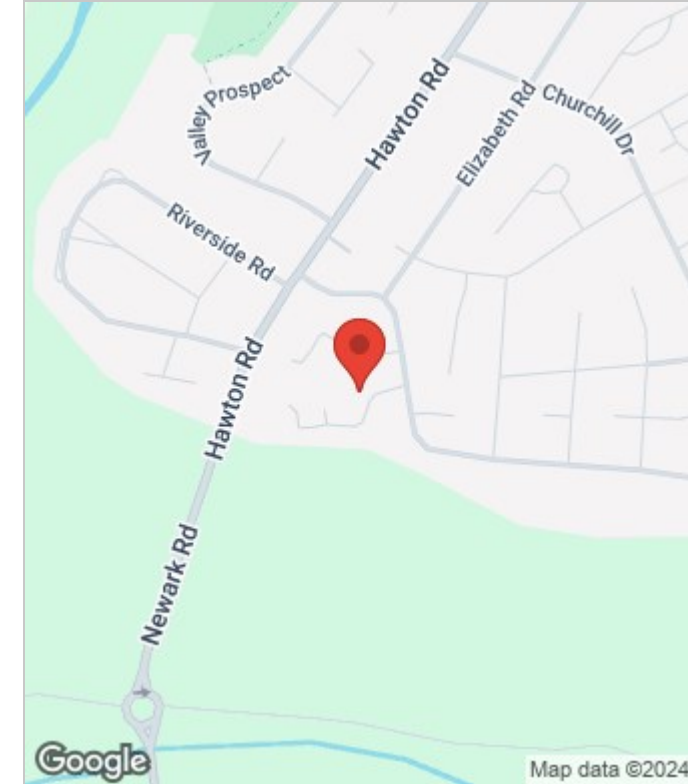
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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	