



# Bainbridge Court, Newark

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# Bainbridge Court, Newark

- WONDERFUL CONTEMPORARY HOME
- FOUR/FIVE BEDROOMS
- HIGHLY ADAPTABLE LAYOUT
- TWO BATHROOMS & MASTER EN-SUITE
- LOW-MAINTENANCE ENCLOSED GARDEN
- FOUR STOREY END TOWN HOUSE
- EXCLUSIVE GATED DEVELOPMENT
- EXTENSIVE FIRST FLOOR LIVING SPACE
- INTEGRAL GARAGE & DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (85)

Guide Price £275,000 - £285,000



## ENTRANCE HALL: 21'5 x 6'7 (6.53m x 2.01m)

Accessed via a secure obscure central panel double glazed front entrance door. A LOVELY spacious and inviting reception hall. Providing wood effect tiled flooring, a double panel radiator, two ceiling light fittings, smoke alarm, carpeted stairs and landing with open spindle balustrade and hand rail. Extensive under stairs storage cupboards with seating space. Fitted utilities cupboard housing the gas fired boiler, central heating thermostat, hot water cylinder, plumbing for a washing machine and access to the electrical RCD consumer unit. Additional integrated storage cupboard. Access into the sitting room/bedroom five and ground floor W.C. Max measurements provided.

## GROUND FLOOR W.C.: 6'10 x 3'9 (2.08m x 1.14m)

Accessed via a complementary oak internal door. Well proportioned, with continuation of the wood effect tiled flooring. Low level W.C with medium height wall patterned tile splash backs. Pedestal wash hand basin with chrome taps and tiles splash back. Double panel radiator, ceiling light fitting and extractor fan.

## SITTING ROOM/ BEDROOM FIVE: 14'10 x 10'1 (4.52m x 3.07m)

Accessed via a complementary oak internal door. A SPACIOUS RECEPTION/BEDROOM. Offering multi-purpose potential. Providing wood-effect tiled flooring, two ceiling light fittings, double panel radiator, extensive wall and base storage units with work surfaces and shelving. uPVC double glazed window to the rear elevation. uPVC French doors open out onto the enclosed low maintenance rear garden.

## FIRST FLOOR LANDING: 11'4 x 3'4 (3.45m x 1.02m)

Providing carpeted flooring, stairs rising to the first floor with an open spindle balustrade and hand rail. Ceiling light fitting, smoke alarm, double panel radiator, central heating thermostat. Access into the spacious contemporary kitchen and lounge.

## LOUNGE: 14'10 x 9'8 (4.52m x 2.95m)

Accessed via a complementary oak internal door. A delightful reception room. Located at the front of the property provided carpeted flooring, two ceiling light fittings, a stylish graphite grey radiator, TV point. uPVC double glazed window to the front elevation and Juliet (glass screened) balcony, via a uPVC double glazed French doors. OPEN-PLAN access through to the separate dining room,

## DINING ROOM: 11'4 x 7'7 (3.45m x 2.31m)

With continuation of the carpeted flooring. Sufficient space for a large dining room table. Two ceiling light fittings and a stylish graphite grey double paneled radiator. OPEN PLAN access into the FABULOUS modern kitchen.

## EXTENSIVE MODERN KITCHEN: 15'1 x 10'1 (4.60m x 3.07m)

Accessed from the landing via a complementary oak internal door. Providing tile effect vinyl flooring. The sleek modern kitchen hosts a substantial range of fitted high-gloss white wall and base units with wood effect laminate roll top work surfaces over and white brick effect tiled splash backs, Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, fridge-freezer and medium height electric oven with separate 'ZANUSSI' induction hob with 'ELICA' stainless steel extractor hood above. Recessed ceiling spot lights, heat sensor. Two uPVC double glazed windows to the rear elevation.

## SECOND FLOOR LANDING: 11'3 x 3'3 (3.43m x 0.99m)

Providing carpeted flooring, stairs rising to the second floor with an open spindle balustrade and hand rail. Ceiling light fitting, smoke alarm, central heating thermostat. Access into the second floor bathroom and two DOUBLE bedrooms.

Guide Price: £275,000 - £285,000. A STRIKING, STUNNING CONTEMPORARY GEM!

Whats not to love? This substantial modern home offers space, style and versatility... IN ABUNDANCE! Privately situated behind a secure electric gated entrance. Located in the heart of Newark Town Centre. This outstanding modern development was constructed in 2020 and will instantly impress. Having been finished to an extremely high standard. This expansive end townhouse is laid out over four floors. Spanning in excess of 1,800 sq/ft. Ensuring huge flexibility, with variable living and bedroom space. To suite a variety of individual requirements. The generous and free-flowing internal layout comprises: Inviting entrance hall with extensive integrated storage facilities, a ground floor W.C and a large sitting room/ fifth bedroom, with integrated storage cupboards and French doors, opening into the garden. The first floor landing leads into a complementary OPEN-PLAN living space. Providing a lounge, separate dining room and a spacious contemporary kitchen, with a range of integrated appliances. The second floor hosts TWO DOUBLE BEDROOMS, a three-piece bathroom and modern en-suite shower room. Accessed from the master bedroom. The third floor provides a FOUR-PIECE FAMILY BATHROOM and TWO FURTHER DOUBLE BEDROOMS. Once of which is utilised as a large dressing room, with a vast range of fitted wardrobes. Externally, the property enjoys a low-maintenance and fully enclosed garden, with Indian sandstone patio. The front aspect is greeted by a block paved driveway, with access into an integral garage, with power and lighting. Further benefits of this FABULOUS FOUR STOREY HOME include uPVC double glazing throughout, gas central heating and remaining new build warranty. This remarkable, deceptive and highly impressive residence is definitely a PLACE TO CALL HOME! The only things that's missing... IS YOU!







**MASTER BEDROOM:** 14'10 x 9'7 (4.52m x 2.92m)  
 Accessed via a complementary oak internal door. A SPACIOUS DOUBLE BEDROOM. Providing carpeted flooring, ceiling light fitting, double panel radiator and two uPVC double glazed windows to the front elevation, Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:** 7'6 x 3'10 (2.29m x 1.17m)  
 Accessed via a complementary oak internal door of STYLISH modern design. Providing patterned tile effect vinyl flooring. A double fitted shower cubical with mains shower facility and floor to ceiling aqua boarding. A low W.C with integrated push-button flush. ceramic wash hand basin with chrome mixed tap and tiled splash back, inset into a fitted grey high gloss vanity storage unit, Double panel radiator, ceiling light fitting and extractor fan.

**BEDROOM TWO:** 14'10 x 10'1 (4.52m x 3.07m)  
 Accessed via a complementary oak internal door. AN EQUALLY GENEROUS DOUBLE BEDROOM providing carpeted flooring, two ceiling light fitting and a double panel radiator. Two uPVC double glazed windows to the rear elevation.

**SECOND FLOOR BATHROOM:** 6'9 x 6'6 (2.06m x 1.98m)  
 Accessed via a complementary oak internal door. Of tasteful modern design. Providing patterned tile effect vinyl flooring. A panelled bath with chrome mixer tap and over head shower facility with partial grey tiled splash backs. A low level W.C with integrated push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back, inset to a grey high gloss fitted vanity storage unit. Double panelled radiator, ceiling light fitting and extractor fan.

**THIRD FLOOR LANDING:** 11'3 x 3'3 (3.43m x 0.99m)  
 Providing carpeted flooring with an open spindle balustrade and hand rail. Ceiling light fitting, smoke alarm, and fitted airing cupboard. Access into the third floor bathroom and two further DOUBLE bedrooms.

**BEDROOM THREE:** 15'0 x 10'1 (4.57m x 3.07m)  
 Accessed via a complementary oak internal door. A WELL-APPOINTED DOUBLE BEDROOM. Located at the rear of the house. With carpeted flooring, ceiling light fitting, double panel radiator, double glazed Velux roof light and uPVC double glazed window to the rear elevation.

**BEDROOM FOUR:** 12'10 x 9'8 (3.91m x 2.95m)  
 Accessed via a complementary oak internal door. Currently utilised and large dressing room, also with scope to be used as an additional DOUBLE bedroom. with carpeted flooring, double panel radiator, ceiling light fitting and extensive 'HIGH QUALITY' fitted wardrobes with provision for a matching drawer storage unit. Double glazed Velux roof light and uPVC double glazed window to the front elevation. Max measurements provided, up to fitted wardrobes.

**THIRD FLOOR BATHROOM:** 9'0 x 7'9 (2.74m x 2.36m)  
 Accessed via a complementary oak internal door. Well-appointed and of tasteful contemporary design. Providing patterned tile effect vinyl flooring. A panelled bath with chrome mixer tap and over head shower facility with partial grey tiled splash backs. A fitted shower cubical with mains shower facility and aqua boarding. Low level W.C with integrated push button flush. Ceramic wash hand basin with chrome mixer tap and tiled splash back inset into a grey high gloss fitted vanity storage unit. Double panelled radiator, fitted wall unit, ceiling light fitting, extractor fan, loft hatch access point. Max measurements provided.

**INTEGRAL GARAGE:** 17'2 x 7'9 (5.23m x 2.36m)  
 Providing a manual up/over garage door. Power and lighting.

**EXTERNALLY:**  
 The property is pleasantly and privately positioned behind a secure electric remote/key coded wrought-iron double gates with brick pillars. Hosting and exclusive development. The front aspect is greeted by a block paved driveway, with off street parking for one vehicle, giving access into the integral garage. Visitor parking is also available. A paved pathway leads to the front entrance door with external wall light, concealed gas and electric meter boxes and a small front garden, with established shrubs. The fully enclosed low maintenance rear garden is laid to lawn with and extensive Indian sand stone patio. There is provision for a garden shed. An outside tap and external security light. There are fully fenced side and rear boundaries with a right sided timber access gate leading to the front of the property.

**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: 1,846 Square Ft.**  
 Measurements are approximate and for guidance only.

**Management/Service Charges:**  
 The vendors have confirmed they pay approximately £200 per year to 'Bainbridge Court Management Company'. They are responsible for the up-keep and maintenance of the immediate gated development. Please speak to the agent for further details.

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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'B' (85)**









**Local Information & Amenities:**

This property is conveniently located off a central street along the banks of the River Trent. Set in an exclusive gated development. 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:**

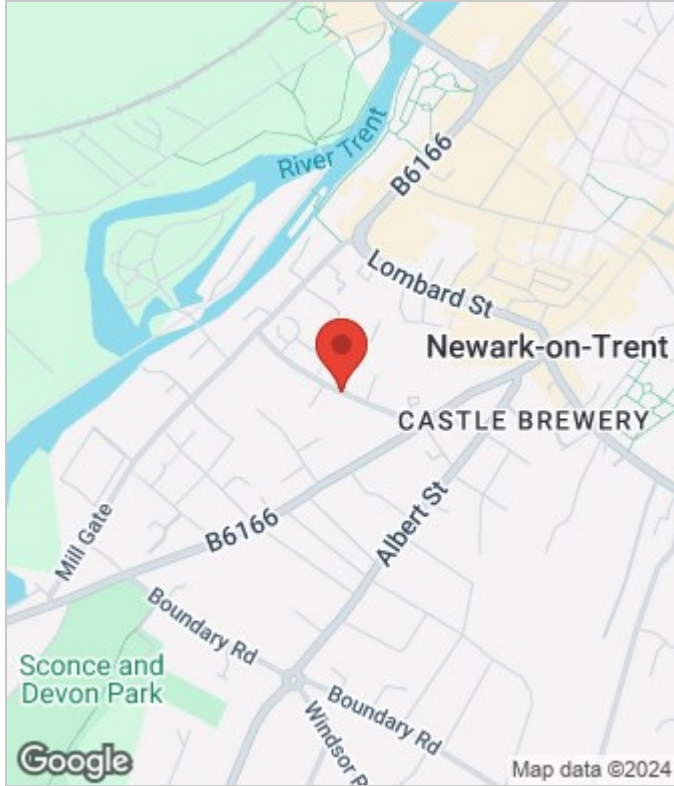
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</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		

**England & Wales** EU Directive 2002/91/EC

