



Riverside Road, Newark

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OLIVER REILLY



Riverside Road, Newark

- MODERN SEMI-DETACHED HOME
- CLOSE TO AMENITIES & TOWN CENTRE
- FIRST FLOOR BATHROOM & SHOWER ROOM
- GATED DRIVEWAY & LARGE CARPORT
- NO ONWARD CHAIN!
- FIVE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- HIGHLY VERSATILE ACCOMMODATION
- WELL-APPOINTED ENCLOSED GARDEN
- Tenure: Freehold EPC 'D' (56)

Guide Price £240,000 - £250,000



ENTRANCE HALL: 13'1 x 6'1 (3.99m x 1.85m)
A wonderfully inviting reception hall. Accessed via a secure obscure uPVC double glazed front entrance door, with Obscure window to the front elevation. Providing stylish parquet style vinyl flooring. Carpeted stairs rising to the first floor. A ceiling light fitting, double panel radiator, telephone point and a uPVC double glazed window to the side elevation. Access into the dining kitchen and large lounge.

LOUNGE: 13'9 x 10'9 (4.19m x 3.28m)
A LOVELY RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and a central feature fireplace. Housing an inset gas fire with a stone surround and raised hearth. uPVC double glazed window to the front elevation.

DINING KITCHEN: 17'4 x 10'1 (5.28m x 3.07m)
OF STYLISH MODERN DESIGN. AN EXCELLENT OPEN-PLAN SPACE. Providing continuation from the hallway of the attractive parquet style vinyl flooring. The contemporary kitchen hosts a range of fitted wall and base units with marble-effect laminate roll-top work surfaces over. Inset stainless steel sink with mixer tap and drainer. Integrated 'NEFF' medium height electric oven and separate 'COOKE & LEWIS' four ring induction hob with stainless steel extractor hood above. Under counter plumbing for a washing machine and provision for a freestanding fridge freezer. Access to the concealed gas-fired boiler. Walk-in under stairs storage cupboard has fitted shelving, access to the electrical RCD consumer unit, gas and electricity meter, with an obscure uPVC double glazed window to the side elevation. The dining area has sufficient space for a large dining table. A double panel radiator and recessed ceiling spotlights, followed through from the kitchen space. Two uPVC double glazed windows to the rear elevation. Obscure uPVC double glazed external door to the side elevation, into the carport and uPVC double glazed door to the rear elevation. Leading into the garden.

FIRST FLOOR LANDING: 10'10 x 10'6 (3.30m x 3.20m)
Of generous proportion. Providing carpeted flooring, a ceiling light fitting and loft hatch access point. With access into the bathroom, separate shower room and all FIVE bedrooms. Max measurements provided.

MASTER BEDROOM: 14'11 x 10'0 (4.55m x 3.05m)
A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a double fitted wardrobe, ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO: 10'0 x 9'10 (3.05m x 3.00m)
A WELL-APPOINTED DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the large rear garden.

BEDROOM THREE: 10'1 x 8'11 (3.07m x 2.72m)
A further DOUBLE BEDROOM. Located to the front of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation.

BEDROOM FOUR: 7'8 x 7'2 (2.34m x 2.18m)
A WELL-APPOINTED BEDROOM. Located to the front of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation.

Guide Price: £240,000 - £250,000. A PLACE TO CALL HOME! *NO ONWARD CHAIN*
You'll be sure to love this terrific FIVE BEDROOM semi-detached home. Pleasantly positioned in a highly desirable residential location, within the Hawton Road vicinity, close to a range of local amenities, with ease of access to Newark Town Centre and the sought-after Scone and Devon park! This stylish contemporary home has been significantly enhanced and retains an magnificent, expansive and versatile internal layout. Spanning in excess of 1,000 sq/ft of accommodation. Providing the perfect family-sized residence! The well-proportioned free-flowing internal layout comprises: Inviting entrance hall, large lounge and a SUPERB OPEN-PLAN DINING KITCHEN. The large first floor landing hosts FIVE EXCELLENT BEDROOMS. A STYLISH BATHROOM and equally TASTEFUL MODERN SHOWER ROOM. Externally, the property stands on a large plot. The front aspect is greeted by a gated and block paved multi-car driveway, with access into an integral carport. Posing great scope to be utilised into a garage or additional living accommodation, if required. Subject to relevant approvals. The large rear garden is poised and ready or you to inject your own personality! Further benefits of this attractive modern home include uPVC double glazing throughout and gas-fired central heating. MAKE THIS YOUR FIRST CHOICE! The excellent sized house is ready and waiting to be called your HOME! Marketed with NO ONWARD CHAIN!





BEDROOM FIVE:

8'1 x 6'7 (2.46m x 2.01m)

A generous single bedroom. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and PVC double glazed window to the rear elevation. Overlooking the well-appointed rear garden.

FIRST FLOOR BATHROOM:

7'1 x 5'8 (2.16m x 1.73m)

Of stylish contemporary design. Providing patterned Lux star tile-effect vinyl flooring. A panelled bath with chrome taps, electric shower facility, wall-mounted clear-glass shower screen and marble-effect aqua boarding. Low-level W. C. pedestal wash hand basin with chrome mixer tap and marble-effect splash back. Chrome heated towel rail. Recessed ceiling spotlights. Obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR SHOWER ROOM:

7'6 x 4'9 (2.29m x 1.45m)

Of tasteful modern design. Providing patterned Lux star tile-effect vinyl flooring. A fitted shower cubicle with electric shower facility and marble-effect aqua boarding. Low-level W. C. pedestal wash hand basin with chrome taps and marble-effect splash back. Chrome heated towel rail. Recessed ceiling spotlights. Loft hatch access point. uPVC double glazed window to the side elevation.

CARPOR:

24'8 x 8'1 (7.52m x 2.46m)

Accessed via secure high-level double wrought iron gates. With external wall light fitting and open-access through to the garden. Providing excellent scope to be converted into a a garage or additional living accommodation. Subject to relevant approvals.

EXTERNALLY:

The property enjoys a wonderful 0.07 of an acre plot. The front aspect hosts a double gated entrance, leading onto a block-paved multi-car driveway, with access into the integral carport, with wrought-iron gates. Access to the front porch and entrance door. The front garden is laid to lawn, with scope to be utilised for additional off-street parking. There is a low-level walled front and right side boundary and a left fenced side boundary. The large tiered rear garden is poised and ready for a purchaser to inject their own personality. Predominantly laid to lawn, with a central paved pathway, block paved seating area and a large garden/ potting shed. There is an external cold water tap, security light and fully fenced side/ 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: 1,040 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (56)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles 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. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

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:

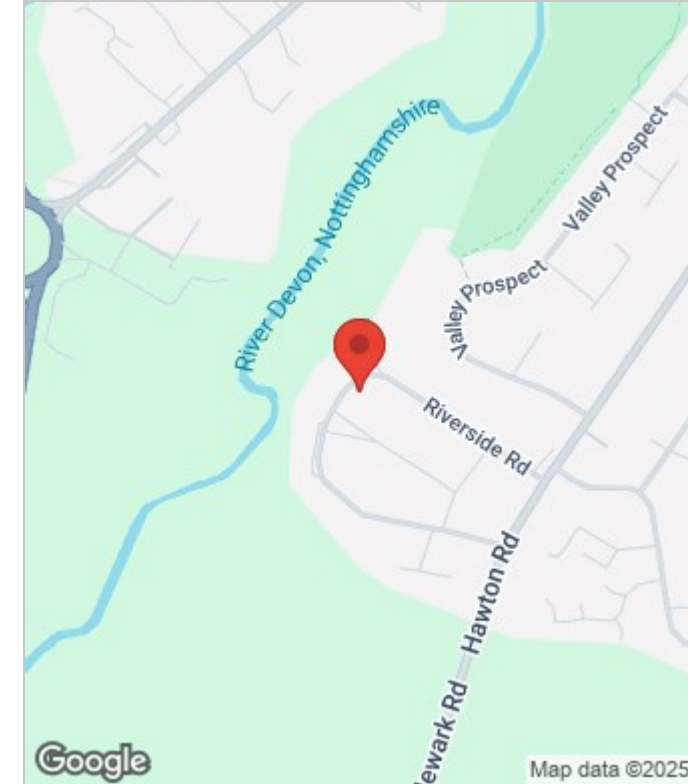
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	