



Marshall V C Drive, Newark

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OLIVER REILLY 







# Marshall V C Drive, Newark

Guide Price £230,000 - £240,000

- SUPERB SEMI-DETACHED HOME
- CENTRAL LOCATION. CLOSE TO TOWN
- STYLISH MODERN KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- EXCELLENT PRESENTATION THROUGHOUT
- THREE DOUBLE BEDROOMS
- SPACIOUS TRIPLE-ASPECT LOUNGE/DINER
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- A MUST VIEW! Tenure: Freehold. EPC 'B' (83)

Guide Price: £230,000 - £240,000. A TOUCH OF CLASS! OFFERING MORE THAN MEETS THE EYE..! STEP INSIDE... and gain a full sense of appreciation for this SUBLIME contemporary home. Boasting everything you could want... AND MORE! This gorgeous modern-day home is conveniently situated within comfortable walking distance to the Town Centre. Surrounded by a vast array of excellent amenities, including a direct link to LONDON KINGS CROSS STATION. Via Newark North Gate Station. Only 15 minutes away. Despite holding outstanding kerb appeal. This lovely home is DECEPTIVELY SPACIOUS and simply MUST BE VIEWED. In order to be fully appreciated. The well-appointed and free-flowing internal layout comprises: Inviting entrance hall, ground floor W.C, stylish kitchen with a range of integrated appliances, an inner hall and HUGE 20 FT TRIPLE-ASPECT LOUNGE/DINER. With room for all the family! The large first floor landing hosts THREE DOUBLE BEDROOMS and a complementary three-piece bathroom. Externally, the property enjoys a delightful low-maintenance rear garden, with an extensive paved patio and detached timber home office, with power and lighting. The front aspect is greeted by a block paved MULTI-CAR DRIVEWAY. Further benefits of this PICTURE-PERFECT home, presented to an outstanding standard include uPVC double glazing throughout, a high energy efficiency rating (EPC: B) and gas central heating, via a combination boiler. Giving you ALL YOU CAN WANT... AND MORE. The only thing that's missing... IS YOU!



**ENTRANCE HALL:** 12'4 x 5'7 (3.76m x 1.70m)

A LOVELY INVITING RECEPTION HALL. Accessed via a secure composite front entrance door. Providing complementary LVT wood-effect flooring. A ceiling light fitting, smoke alarm, double panel radiator, two large fitted storage cupboards. Access to the electrical RCD consumer unit. A secure composite rear external door, leads into the back garden. Open-access into inner hall, the contemporary kitchen and ground floor W.C.

**GROUND FLOOR W.C:** 5'3 x 3'5 (1.60m x 1.04m)

Providing vinyl flooring, a low-level W.C, pedestal wash hand basin with chrome mixer tap, a double panel radiator, ceiling light fitting and extractor fan.

**MODERN FITTED KITCHEN:** 12'5 x 11'3 (3.78m x 3.43m)

Of STYLISH CONTEMPORARY DESIGN. Providing tiled flooring. The modern kitchen hosts a range of fitted cream high-gloss wall and base units, with laminate wood-effect work surfaces over and dove grey brick-effect tiled splash backs. Inset black resin 15 bowl sink with drainer and mixer tap. Integrated 'ZANUSSI' electric oven with four ring gas hob over and stainless steel extractor hood above. Provision for an American-style freestanding fridge freezer and plumbing for an under counter washing machine. Access to the concealed 'GLOW-WORM' gas combination boiler. Ceiling light fitting, double panel radiator, uPVC double glazed window to front and rear elevation.

**INNER HALL:** 5'8 x 3'2 (1.73m x 0.97m)

Accessed through from the entrance hall, with carpeted stairs rising to the first floor and a ceiling light fitting. Leading into the large lounge/diner.

**TRIPLE-ASPECT LOUNGE/DINER:** 19'7 x 12'4 (5.97m x 3.76m)

A HUGE TRIPLE ASPECT LIVING SPACE. Enjoying ample living space. Perfect for the whole family. Providing complementary parquet-style laminate flooring. Two ceiling light fitting, two double panel radiators, a TV point and a large walk-in storage cupboard. Two uPVC double glazed windows to the left side elevation and a uPVC double glazed window to the front and right side elevation.

**FIRST FLOOR LANDING:** 9'8 x 8'2 (2.95m x 2.49m)

A well-proportioned, bright and airy DUAL-ASPECT space. With carpeted flooring, an open-spindle balustrade, two ceiling light fittings, smoke alarm and loft hatch access point. uPVC double glazed window to the front and rear elevation. Access into the family bathroom and all three DOUBLE bedrooms. Max measurements provided.

**MASTER BEDROOM:** 12'4 x 10'10 (3.76m x 3.30m)

A LOVELY DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, two wall light fittings and a central ceiling light fitting. uPVC double glazed window to front and rear elevation.

**BEDROOM TWO:** 14'9 x 10'3 (4.50m x 3.12m)

A GENEROUS DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to front and side elevation. Max measurements provided. Width reduces to 7'7 ft. (2.31m).





**BEDROOM THREE:**

12'4 x 8'10 (3.76m x 2.69m)

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the side elevation.

**CONTEMPORARY BATHROOM:**

8'6 x 5'8 (2.59m x 1.73m)

Of stylish modern design. Providing vinyl flooring, a panelled bath with chrome mixer tap, electric shower facility and a wall mounted clear-glass shower screen with white floor to ceiling tiled splash backs. Low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Chrome heated towel rail, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to front elevation.

**DETACHED TIMBER HOME OFFICE:**

10'6 x 8'4 (3.20m x 2.54m)

An excellent and multi-functional space. Of timber construction. Accessed via French doors. Providing complementary laminate flooring, power, and lighting via a ceiling strip light. Window to the front and side elevation.

**EXTERNALLY:**

The property stands on a generous corner plot. The front aspect is welcomed by a paved pathway, leading to the front entrance door, with an external light and concealed gas and electricity meters. The front garden is partially laid to lawn with slate shingled borders. A block paved multi-car driveway provides side-by-side off-street parking to the left side elevation. A secure timber right sided access gate opens into the lovely low-maintenance rear garden. Providing an artificial lawn, two extensive paved patios, adjoined by a pathway to the rear access door. There is provision for a timber store and access into the large detached timber home office. There is an outside tap and external light. Fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a recently serviced boiler, FIBRE and Virgin broadband connectivity 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.

**Residential Management Fee:**

The vendor has confirmed they currently pay a management fee of approximately £250 per annum to Residential Management Group (RMG). This is for the up-keep of the immediate area. For further details, please speak to the selling agent.

**Approximate Size: 966 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'B' (83)**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after and central residential location. 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.







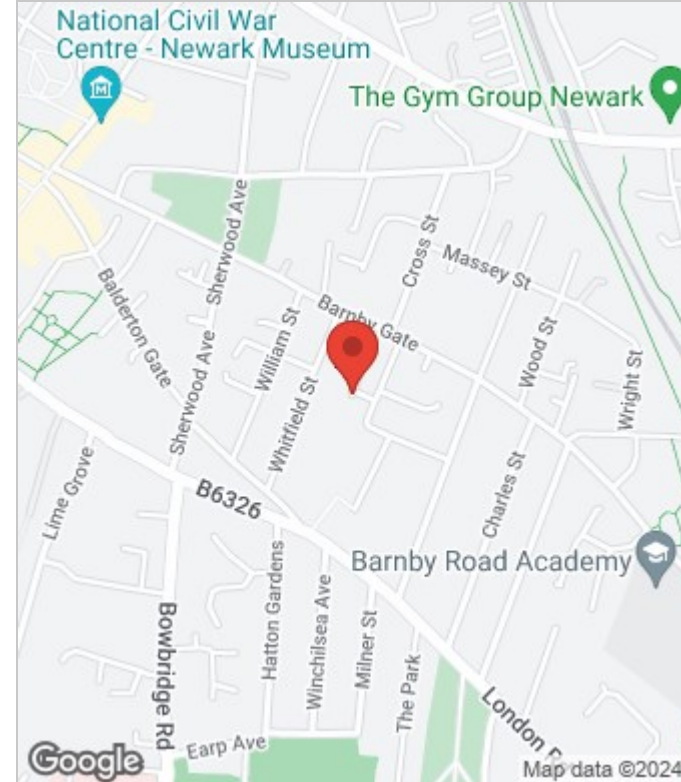


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



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>83</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

