



Canon Stevens Close, Collingham, Newark

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OLIVER REILLY



Canon Stevens Close, Collingham, Newark

Guide Price £375,000 - £375,000

- STUNNING DETACHED HOME
- POPULAR VILLAGE, FULL OF AMENITIES
- LARGE OPEN-PLAN LIVING SPACE
- FIRST FLOOR BATHROOM & EN-SUITE
- LOW-MAINTENANCE GARDEN
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BREAKFAST KITCHEN
- GROUND FLOOR W.C & UTILITY ROOM
- MULTI-CAR DRIVEWAY & GARAGE STORE
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C'

A SLEEK, STYLISH & SUBLIME CONTEMPORARY BEAUTY..!

Take a look at Cannon Stevens Close! A STUNNING modern detached home. Pleasantly positioned within a quiet executive cul-de-sac, shared with only for other detached homes. This attractive residence stands proud, with a high-degree of kerb appeal. Situated within one of Newark's most desirable villages. Packed with heaps of amenities, popular school links and transport options. Including ease of access into Newark Town Centre and to the historic City of Lincoln. The property has been IMPECCABLY PRESENTED. Further enhanced by its spacious and free-flowing internal layout. Spanning in excess of 1,200 square/ft. Maintaining a high-degree of versatility. The accommodation comprises: Inviting entrance hall, ground floor W.C, GORGEOUS BREAKFAST KITCHEN. Hosting a range of integrated appliances. OPEN-PLAN to a DUAL-ASPECT lounge/diner. There is also access into a large utility room. The galleried-style first floor landing hosts a beautiful family bathroom and THREE DOUBLE BEDROOMS. All boasting EXTENSIVE FITTED WARDROBES. The master bedrooms proudly presents an en-suite shower room and the third bedroom has cleverly created open-plan access into a useful study with dressing area. Externally, the delightfully landscaped garden retains a strong level of privacy and is of general low-maintenance, with an extensive paved seating area. Directly from the French doors within the living space. The front aspect is greeted by a MULTI-CAR DRIVEWAY. Providing access into an integral garage store. Further benefits of this fabulous home include double glazing throughout, gas central heating, via a HIVE system, a high energy efficiency rating (EPC: C), OWNED solar panels to the front aspect and an electric car-charging point. SIMPLY OUTSTANDING! Step inside and see for yourself! This gorgeous residence has everything you could want... AND MORE! You won't leave disappointed.



ENTRANCE HALL:

Accessed via an obscure front entrance door. The INVITING reception hall provides complementary LVT flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm, stylish graphite grey radiator and a fitted storage cupboard. Access into the living space, breakfast kitchen and ground floor W.C

11'10 x 5'3 (3.61m x 1.60m)

GROUND FLOOR W.C:

Providing tiled flooring. A low-level W.C and white ceramic wash hand basin with chrome taps and partial walled tiled splash backs. A double panel radiator, ceiling light fitting, extractor fan and access to the electrical RCDD consumer unit.

5'7 x 2'10 (1.70m x 0.86m)

BREAKFAST KITCHEN:

A LOVELY CONTEMPORARY SPACE. Providing LVT flooring. The stylish modern kitchen hosts a vast range of fitted high-gloss wall and base units with patterned grey flat edge work surfaces over and patterned wall tiled splash backs. Under counter wall lighting. Inset 1.5 sink with drainer and mixer tap. Integrated medium height 'NEFF' double oven with warming drawer. Five ring gas hob with glass steel splash back and stainless steel extractor hood above. Integrated 'BOSCH' dishwasher and fridge freezer. Recessed ceiling spotlights, stylish graphite grey vertical radiator, fitted breakfast bar, double glazed window to the rear elevation and a uPVC double glazed rear external doors, gives access into the garden. OPEN-PLAN internal access into the living space and separate utility room.

14'7 x 11'4 (4.45m x 3.45m)

UTILITY ROOM:

With LVT flooring. Further fitted base units with two larder cupboards and grey flat edge work surfaces over, with wall tiled splash backs. Inset stainless steel bowl sink with chrome mixer tap. Access to the concealed 'WORCESTER' boiler. Under counter plumbing/ provision for a washing machine and tumble dryer. Ceiling light fitting, low-level double panel radiator and double glazed window to the rear elevation.

10'4 x 4'10 (3.15m x 1.47m)

LARGE LOUNGE/DINER:

A WONDERFUL DUAL-ASPECT LIVING SPACE. Providing wood-effect LVT flooring, two ceiling light fittings, two stylish graphite grey radiators, TV/ telephone connectivity points and a feature fireplace housing an inset gas fire with a raised granite hearth and stone-effect surround. The dining area has uPVC double glazed French doors, opening out onto an extensive paved seating area. There is OPEN-PLAN access through to the breakfast kitchen area.

23'8 x 11'7 (7.21m x 3.53m)

FIRST FLOOR LANDING:

A lovely galleried-style landing space. Providing carpeted flooring, an open-spindle balustrade, stylish graphite grey radiator, ceiling light fitting over the staircase, smoke alarm and loft hatch access point. Providing a pull-down ladder, partial boarding and a light. Access into the fitting airing cupboard with hot water cylinder, the family bathroom and all THREE DOUBLE BEDROOMS.

9'4 x 8'8 (2.84m x 2.64m)

MASTER BEDROOM:

A generous DOUBLE bedroom. Located at the front of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting, TV point and extensive modern-fitted wardrobes. Double glazed window to the front elevation. Access into the en-suite shower room.

11'10 x 11'7 (3.61m x 3.53m)

EN-SUITE SHOWER ROOM:

Of contemporary design. Providing ceramic tiled flooring. A corner fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome mixer tap and extensive walled splash backs. Double panel radiator, ceiling light fitting, extractor fan and obscure double glazed window to the front elevation.

8'7 x 5'8 (2.62m x 1.73m)





BEDROOM TWO:

11'7 x 11'4 (3.53m x 3.45m)
A FURTHER DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, a double panel radiator, TV point, ceiling light fitting and extensive fitted wardrobes with fitted drawer units. Double glazed window to the rear elevation. overlooking the garden.

BEDROOM THREE:

10'1 x 9'10 (3.07m x 3.00m)
A further DOUBLE bedroom. Providing carpeted flooring, a double panel radiator, TV point, ceiling light fitting and an additional loft hatch access point. Double glazed window to the front elevation. Open-access through to the study area/ dressing room.

STUDY AREA:

8'10 x 6'8 (2.69m x 2.03m)
A cleverly created room. Providing continuation from bedroom three, of the carpeted flooring, a ceiling light fitting, fitted desk unit with wireless charging point and extensive fitted wardrobes. Boasting substantial storage space.

FIRST FLOOR BATHROOM:

7'8 x 7'1 (2.34m x 2.16m)
Of stylish modern design. Providing tiled flooring, a P-shaped bath with chrome mixer tap and mains shower facility, white wall tiled splash backs and a wall mounted clear-glass shower screen. Low-level W.C and a pedestal wash hand basin with chrome mixer tap and medium height wall tiled splash backs. Contemporary radiator, recessed ceiling spotlights, extractor fan and an obscure double glazed window to the rear elevation.

INTEGRAL GARAGE STORE:

10'3 x 6'9 (3.12m x 2.06m)
Accessed via a manual up/ over garage door. Providing storage space only. Power and lighting. Access to the solar panel battery pack and electric car charging point.

EXTERNALLY:

The property enjoys a delightful corner plot position. The front aspect is greeted by a multi-car block paved driveway. Allowing side-by-side off-street parking. Access into the integral garage STORE. A paved pathway leads to the front entrance door, with part brick and timber framed storm canopy, with a pitched tiled roof and wall mounted external up/down light. The front garden is laid to lawn with a high-level hedged side boundary. A secure right sided timber access gate leads into the beautifully maintained and low-maintenance rear garden. Predominantly laid to lawn with a large paved pathway leading to a generous paved patio and entertainment area. There is an additional gravelled seating area and complementary raised plant beds with a mature tree to the right side aspect. There are two external wall up/ down lights and an outside tap. Fully fenced side and rear boundaries.

Solar Panels:

There are 10 solar panels to the front roof-line. The vendor has confirmed they are OWNED outright the property. Providing two 'SUN-SYNC' 3.4kw batteries. For any further information. Please contact the selling agent.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'HIVE' system and 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: 1,327 Square Ft.

Measurements are approximate and for guidance only.



Tenure: Freehold. Sold with vacant possession.

Council Tax: Band 'D'

Local Authority:

Newark & Sherwood District Council.

EPC: Energy Performance Rating: 'C' (75) '

Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

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 an appointment, please contact us on: 01636 558 540.

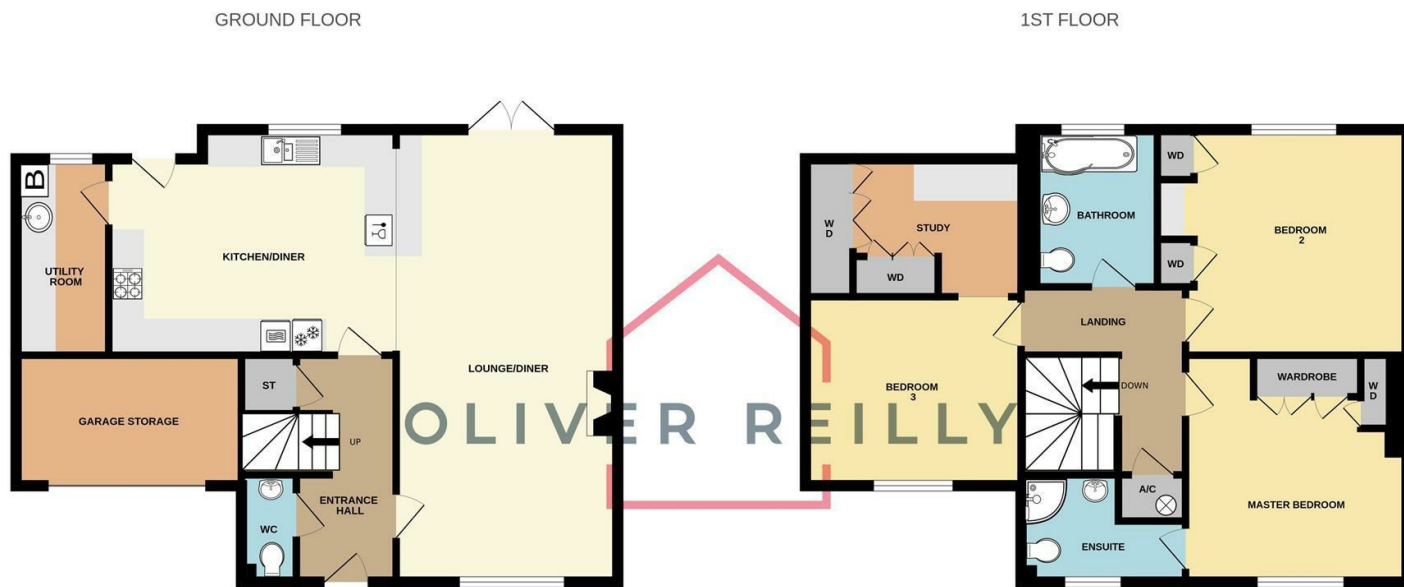
Money Laundering Regulations:

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) A		
(81-91) B		
(69-80) C	74	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	