



Beacon Hill Road, Newark

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 OLIVER REILLY







# Beacon Hill Road, Newark

Guide Price £220,000 - £230,000



## PORCH:

With original tiled flooring and external light. Giving access to the front entrance door.

## ENTRANCE HALL:

Accessed via a secure uPVC front door. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting, single panel radiator and access into the dining room. 11'1 x 3'1 (3.38m x 0.94m)

## DINING ROOM:

A LOVELY and SPACIOUS reception room. Providing complementary wood-effect laminate flooring, a ceiling light fitting, dado rail, a double panel radiator and uPVC double glazed French doors. Opening out into the SOUTH-FACING GARDEN. An open-archway leads through to the lounge. Max measurements provided. 12'10 x 12'0 (3.91m x 3.66m)

## BAY-FRONTED LOUNGE:

An equally GENEROUS BAY-FRONTED RECEPTION ROOM. With continuation of the complementary wood-effect laminate flooring. A ceiling light fitting, dado rail, double panel radiator, TV/ telephone points and an exposed brick fireplace. Housing an inset log burner with a raised stone hearth and wooden mantel above. Walk-in bay window with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window. 13'2 x 11'6 (4.01m x 3.51m)

## SPACIOUS KITCHEN:

Of an EXCELLENT proportion. Providing ceramic tiled flooring. The extensive fitted shaker-style kitchen hosts a range of fitted wall and base units with light wood-effect laminate roll-top work surfaces over and partial wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated medium height electric oven and a separate five ring gas hob with extractor hood above. Integrated fridge freezer and under counter plumbing/ provision for a washing machine, tumble dryer and dishwasher. Walk-in under stairs storage cupboard, with ceiling light fitting. Houses the electrical RCD consumer unit. The kitchen has a ceiling strip-light, a single panel radiator, a uPVC double glazed window to the side elevation and a uPVC double glazed left side external door leads out into the SOUTH-FACING garden. An obscure rear door leads into the conservatory. 15'6 x 9'2 (4.72m x 2.79m)

## CONSERVATORY:

Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing ceramic tiled flooring with under-floor heating, a ceiling fan with light fitting and a TV point. uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out into the lovely landscaped SOUTH-FACING garden. 12'10 x 8'10 (3.91m x 2.69m)

## FIRST FLOOR GALLERIED LANDING:

Well-proportioned split-level space. Providing carpeted flooring, an open-spindle balustrade, ceiling light fitting, loft hatch access point. Giving access into the family bathroom and all three bedrooms. Max measurements provided. 18'2 x 5'9 (5.54m x 1.75m)

- GENEROUS SEMI-DETACHED HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS & CONSERVATORY
- BEAUTIFUL SOUTH-FACING LANDSCAPED GARDEN
- EXCELLENT PRESENTATION THROUGHOUT
- THREE BEDROOMS
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- GENEROUS KITCHEN & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- DECEPTIVELY SPACIOUS LAYOUT! Tenure: Freehold EPC: 'E'

Guide Price: £220,000 - £230,000. PACK YOUR BAGS & TAKE THE NEXT STEP!...

By looking at this excellent semi-detached residence. Conveniently positioned within walking distance to the Town Centre. Surrounded by excellent local amenities, school catchments. Such as the HIGHLY SOUGHT-AFTER Barnby Road Academy and fantastic transport links. Including ease of access onto the A1 and A46. DO NOT BE DECEIVED... This sizeable home boasts more space than you'll initially realise! Spanning in EXCESS of 1,100 square/ft of accommodation. The property has been IMMACULATELY-MANTAINED. Both, inside and out. Ensuring an instantaneously warm and welcoming feeling. The generous internal layout comprises: Entrance hall, large dining room with French doors into the garden and an open-archway through to an equally large bay-fronted lounge. Housing an exposed brick fireplace, with inset log burner. The ground floor also enjoys a well-appointed kitchen and conservatory, with under-floor heating. The first floor galleried landing hosts a wonderful family bathroom and THREE BEDROOMS. Externally. You simply can't not fall for the gorgeous and hard landscaped SOUTH-FACING rear garden. Promoting a vast degree of privacy, all year round. The front aspect boasts a MULTI-CAR DRIVEWAY. With side-by-side parking available. Further benefits of this attractive and exceptionally well-presented home. Packed with so much space and scope include uPVC double glazing throughout and gas central heating via a modern combination boiler. SEEING IS BELIEVING. Step inside and gain a full sense of appreciation for this marvellous home, in all its retained glory!





**MASTER BEDROOM:**

15'0 x 10'10 (4.57m x 3.30m)

A LOVELY DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a double panel radiator and ceiling light fitting. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO:**

12'10 x 8'8 (3.91m x 2.64m)

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

**BEDROOM THREE:**

6'4 x 6'2 (1.93m x 1.88m)

A single bedroom, with laminate flooring, a ceiling light fitting, single panel radiator and an obscure uPVC double glazed window to the side elevation.

**LARGE FIRST FLOOR BATHROOM:**

10'5 x 9'3 (3.18m x 2.82m)

Of an EXCELLENT SIZE. Providing vinyl flooring. A P-shaped bath with chrome mixer tap and mains shower facility, with a wall-mounted clear-glass shower screen and floor to ceiling wall tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome mixer tap. Medium height wall tiled splash backs. A double fitted airing cupboard, single panel radiator, recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

**OFF-STREET PARKING:**

The property provides a multi-car side-by-side driveway to the front aspect of the property.

**EXTERNALLY:**

The front aspect provides a concrete pathway, leading to the front entrance porch, via the multi-car driveway. There is a fenced left side boundary and low-level right walled side boundary. A secure left side timber access gate leads into the BEAUTIFULLY LANDSCAPED SOUTH-FACING rear garden. Having been professionally hard-landscaped. The garden is of an excellent proportion and minimal maintenance. There is extensive paving, various seating areas and an artificial lawn. An outside tap and external light. The garden retains a high-degree of privacy, with fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler 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.

**Approximate Size: 1,113 Square Ft.**

Measurements are approximate and for guidance only.

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'E'**

Please note. This report is prior to a new boiler being installed.

**Local Information & Amenities:****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.









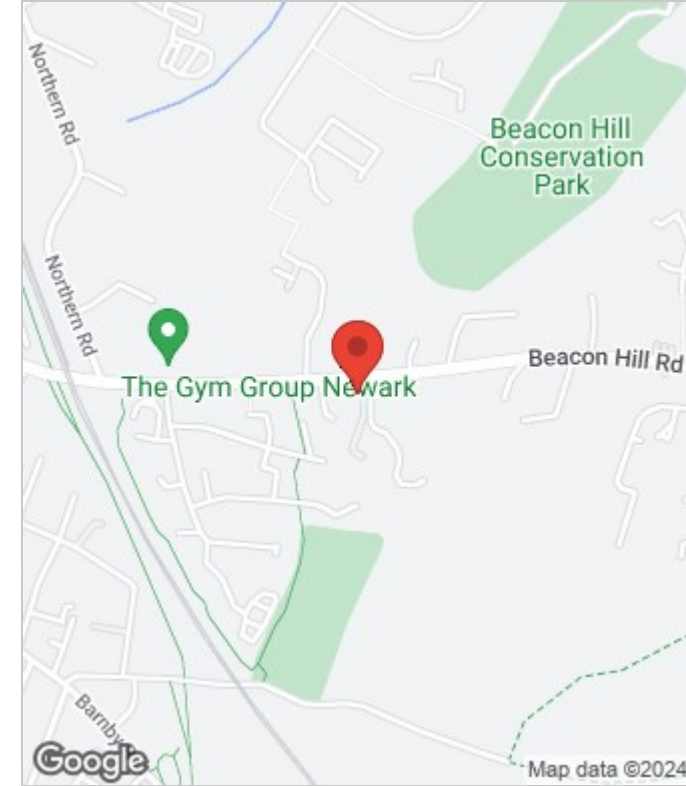
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</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	