



The Woodlands, Hutchinson Road, Newark

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OLIVER REILLY



The Woodlands, Hutchinson Road, Newark

- EXECUTIVE DETACHED RESIDENCE
- PRIVATE GATED COMMUNITY
- GF W.C & UTILITY ROOM
- GENEROUS PRIVATE PLOT
- EASE OF ACCESS ONTO A1 & A46
- SIX DOUBLE BEDROOMS
- SUPERB OPEN-PLAN FAMILY KITCHEN
- FAMILY BATHROOM & THREE EN-SUITES
- DETACHED DOUBLE GARAGE & DRIVEWAY
- EXCELLENT CONDITION & NO CHAIN! Tenure: Freehold EPC 'C' (79)

SPACE, STYLE & QUALITY IN ABUNDANCE..!

This has to be THE HOME FOR YOU! Promoting pure PERFECTION as an excellent example of a near-faultless family home. Suitably situated within a PRIVATE GATED COMMUNITY close to Newark Town Centre, in a HIGHLY DESIRABLE residential location. Boasting ease of access onto the A1 and A46. This substantial detached home is encouraged by a FREE-FLOWING 2,300 square/ft level of VERSATILITY. Set over three floors. Comprising: Inviting reception hall, ground floor W.C, a generous TRIPLE-ASPECT lounge with eye-catching fireplace with inset log burner. The ground floor is certainly CAPTIVATED by a SUBLIME OPEN-PLAN DINING KITCHEN with access into a separate utility room and OPEN-PLAN access through to a lovely sitting room. The first floor landing hosts a stylish family bathroom and FOUR DOUBLE BEDROOMS. Two of which enjoy an EN-SUITE BATH & SHOWER ROOM. In addition to a large dressing room, with fitted wardrobes, set within the master bedroom. The second floor provides TWO FURTHER DOUBLE BEDROOMS and an ensuite shower room. Furthermore to the alluring and exclusive location. The property stands on an enviable 0.18 of an acre private plot. Ideal for any growing family to appreciate, all year round! There is a large paved flagstone patio, from the French doors in the lounge. You'll be greeted by a HUGE TREAT, when you step inside the WONDERFUL HOME ENTERTAINMENT ROOM. hosting power, lighting and multi-purpose potential. The front aspect promotes a GENEROUS MULTI-CAR driveway and access into the DETACHED DOUBLE GARAGE, with electric up/ over doors, power and lighting. Further benefits of this MARVELLOUS MODERN-DAY BEAUTY include double glazing throughout, panoramic CCTV and gas fired central heating with zoned under-floor heating to the ground floor. It'll be LOVE AT FIRST SIGHT when you step inside this truly OUTSTANDING executive residence. Presented to an IMPECCABLE STANDARD! Marketed with NO ONWARD CHAIN!

Offers in excess of £575,000



RECEPTION HALL: 19'6 x 12'7 (5.94m x 3.84m)
An inviting and large entrance space. Access via an oak external door. Providing marble effect tiled flooring with underfloor heating, ceiling light fitting, smoke alarm, an carpeted oak staircase with open spindle balustrade rising to the first floor. Large fitted storage cupboard with double glazed sash window to the front elevation. Double glazed sash window to the rear elevation. Access into the lounge, family dining kitchen and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 5'5 x 3'5 (1.65m x 1.04m)
Accessed via an oak internal door. With wood effect vinyl flooring, a low level W.C and pedestal wash hand basin with chrome taps and mosaic tiled splash backs. Recessed ceiling spot lights and an obscure double glazed window to the front elevation.

GENEROUS LOUNGE: 19'6 x 12'7 (5.94m x 3.84m)
Accessed via an oak internal door. A generous triple aspect reception room providing carpeted flooring with under floor heating, two ceiling light fittings, TV point and a lovely central feature fireplace, with exposed brick work, a raised stone hearth and an inset log burner with timber mantle. Wall mounted carbon monoxide alarm. Double glazed sash window to the front and left side elevation. Double glazed external French doors open out on to the extensive flag stone patio.

OPEN-PLAN DINING KITCHEN: 21'3 x 17'2 (6.48m x 5.23m)
Access via an oak internal door. Of STUNNING contemporary design. Providing high gloss tile flooring with under floor heating. The white high gloss fitted kitchen hosts a vast range of handleless wall and base units with plinth lighting, grey flat edge work surfaces over and high level up-stands, a large island provides base and drawer units with significant space for counter stools and 3 decorative ceiling light fittings above. Inset 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric double oven, dishwasher and five ring gas hob with glass splash back and stylish extractor hood above. Provision for an American style fridge freezer. Recessed ceiling spot lights, smoke detector, double glazed window to the left side, right side and rear elevation. Open-plan access into the sitting room. An oak internal door opens into the separate utility room. Max measurements provided.

UTILITY ROOM: 9'9 x 5'9 (2.97m x 1.75m)
With continuation of the high gloss tiled flooring with under floor heating. Providing further fitted white high gloss handleless wall and base units with work surfaces over. Inset sink with mixer tap and drainer. Fitted larder cupboard. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the 'IDEAL' gas boiler and heating/hot water control panel. Recess ceiling spot lights, extractor fan and a double glazed window to the right side elevation. An external oak door gives access into the garden.

SITTING ROOM: 12'7 x 10'4 (3.84m x 3.15m)
OPEN-PLAN from the family dining kitchen. This wonderful reception room hosts wood effect tiled flooring with underfloor heating, a ceiling light fitting, TV/telephone point and a double glazed window to the front elevation.

FIRST FLOOR LANDING: 12'7 x 12'5 (3.84m x 3.78m)
With carpeted flooring, an oak staircase with open spindle balustrade rising to the second floor. A ceiling light fitting, double panel radiator, central heating thermostat and double glazed sash window to the rear elevation. Access into the family bathroom and all four DOUBLE bedrooms. Max measurements provided.





DRESSING ROOM:

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

Accessed via an oak internal door. Providing carpeted flooring, a ceiling light fitting and extensive fitted wardrobes with obscure glass sliding doors. Open access through to the large master bedroom. Max measurements provided up to fitted wardrobes.

MASTER BEDROOM:

17'2 x 12'3 (5.23m x 3.73m)

A generous double bedroom with carpeted flooring, a ceiling light fitting, loft hatch access point and a double panel radiator. Double glazed window the the rear elevation. Access into the en-suite bathroom.

EN-SUITE BATHROOM:

8'6 x 6'10 (2.59m x 2.08m)

Accessed via an oak internal door. Of attractive modern design. Providing tiled flooring. A P-shaped bath with chrome taps, mains shower facility with rainfall effect shower head, clear glass shower screen and complementary grey floor to ceiling splash backs with inset shelving. A low level W.C and a large ceramic wash hand basin with chrome mixer tap and tiled splash backs. Inset to a grey floating vanity drawer storage unit. Large chrome heated towel rail, shaver point, recess ceiling spot light and extractor fan. Obscure sash window to the front elevation.

BEDROOM TWO:

12'7 x 10'6 (3.84m x 3.20m)

Accessed via an oak internal door. A further DOUBLE bedroom. Providing carpeted flooring, ceiling light fitting, double panel radiator and a sash double glazed window to the front elevation. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

6'8 x 6'2 (2.03m x 1.88m)

Accessed via an oak internal door. Of stylish contemporary design. Providing a corner fitted shower cubical with mains shower facility, rainfall effect shower head and floor to ceiling tiled splash backs. A low level W.C and a ceramic wash hand basin with chrome mixer tap and tiled splash backs. Inset to a grey fitted vanity drawer storage unit. Chrome heated towel rail, recess ceiling spot lights and an extractor fan. Obscure double glazed window tot he front elevation.

BEDROOM THREE:

12'7 x 10'5 (3.84m x 3.18m)

Accessed via an oak internal door. A lovely double bedroom. Providing carpeted flooring, a ceiling light fitting and a double panel radiator. Double glazed sash window to the front elevation.

BEDROOM FOUR:

12'7 x 8'7 (3.84m x 2.62m)

Accessed via an oak internal door. A Equally tasteful double bedroom. Providing carpeted flooring. A double panel radiator and a ceiling light fitting. Double glazed sash window the rear elevation.

FAMILY BATHROOM:

6'11 x 6'7 (2.11m x 2.01m)

Accessed via an oak internal door. Of stylish modern design, Providing marble effect tiled flooring. A P-shape panel bath with chrome mixer tap, mains shower facility, rainfall effect shower head, curved glass shower screen and marble effect tiled splash backs. A low level W.C and a large ceramic wash hand basin with chrome mixer tap, marble tiled splash backs. Inset to a white high gloss vanity drawer storage unit. Chrome heated towel rail, recess ceiling spot lights and extractor fan. Obscure double glazed window to the front elevation.

SECOND FLOOR LANDING:

8'2 x 7'9 (2.49m x 2.36m)

With carpeted flooring, a ceiling light fitting, smoke alarm, double panel radiator and a large over stair storage cupboard. Double glazed sash window to the front elevation. Access into two further DOUBLE bedrooms. Max measurements provided.

BEDROOM FIVE:

13'0 x 12'6 (3.96m x 3.81m)

Accessed via an oak internal door. A delightful double bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, eaves storage access point and a double glazed sash window to the front elevation. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

7'2 x 4'4 (2.18m x 1.32m)

Accessed via an oak internal door. Of eye catching modern design. Providing patterned tiled flooring, a double fitted shower cubical with mains shower facility, rainfall effect shower head and white brick effect floor to ceiling tiled splash backs. A low level W.C and a ceramic wash hand basin with black mixer tap and white brick effect splash backs. Inset to a fitted vanity storage unit. Heated towel rail, recess ceiling spot lights and extractor fan.

BEDROOM SIX:

13'0 x 12'7 (3.96m x 3.84m)

Accessed via an oak internal door. A final DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and a double panel radiator. Sash double glazed window to the front elevation.

DETACHED DOUBLE GARAGE:

18'1 x 17'10 (5.51m x 5.44m)

Of brick built construction with a pitched slate roof and three external lights to the front elevation and a triple headed external to the left side elevation. Accessed via two electric up/over garage doors. Providing power, lighting and over head eaves storage space.

DETACHED ENTERTAINMENT ROOM:

20'3 x 14'7 (6.17m x 4.45m)

Located within the rear garden. Of timber construction. With four external up/down lights. Accessed via French doors. Currently utilised as a home bar/recreation room, with multi purpose potential. Benefiting from laminate flooring, power and lighting via two ceiling light fittings a free standing log burner with a raised slate hearth and partial tiling behind. Four windows to the front elevation.





EXTERNALLY:

The property prides itself on an exclusive private location within an electric gated community. The front aspect is laid to lawn with a flag stone pathway leading to the front entrance door with two external up/down lights. There is an extensive double width tarmac driveway, giving access into detached double garage. There is an outside tap and concealed gas/electricity meters. A secure timber access gate opens into the well appointed rear garden predominantly laid to lawn with an array of established shrubs and trees. There is an extensive flag stone patio accessed via the French doors in the lounge. Perfect for entertaining! There are a range of external lighting, a garden shed adjacent to the timber entertainment room. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, with zoned under-floor heating to the ground floor and traditional radiators to the first and second floor. There is double glazing throughout and alarm system and CCTV. 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: 2,320 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

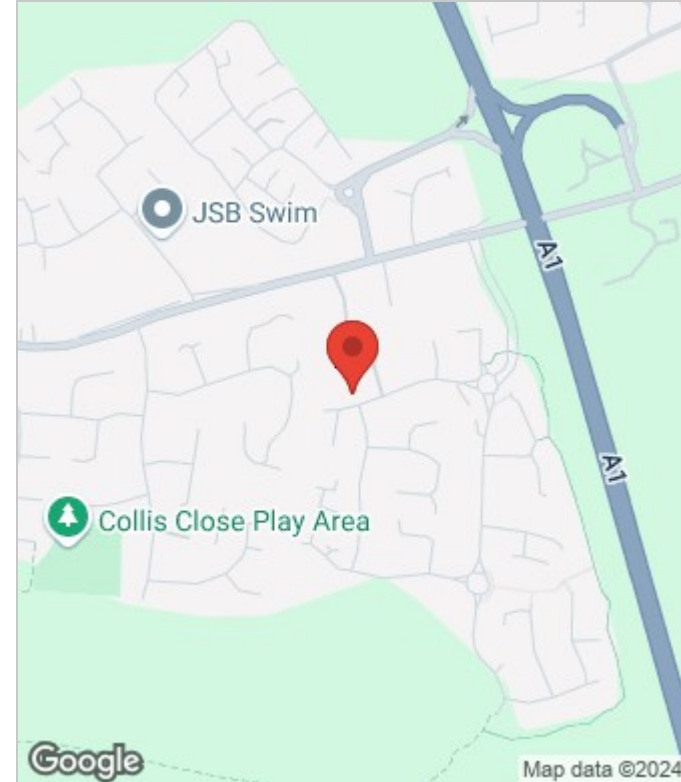
Newark & Sherwood District Council.

Council Tax: Band 'F'

EPC: Energy Performance Rating: 'C' (79)

Local Information & Amenities:

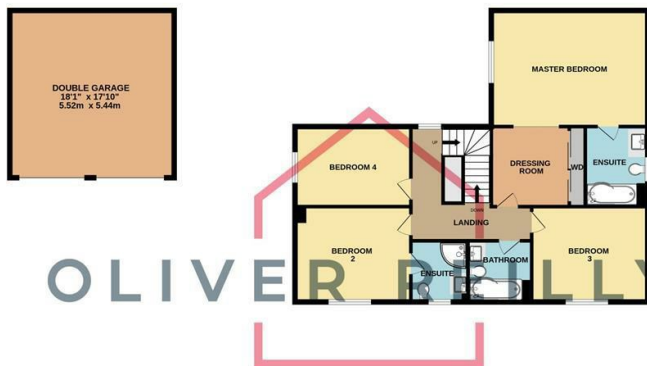
This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all 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.



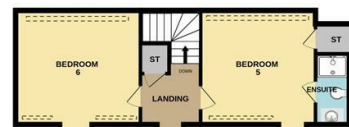
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales	EU Directive 2002/91/EC	