



Hawton Road, Newark

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 OLIVER REILLY



Hawton Road, Newark

Offers in excess of £395,000

- GORGEOUS DETACHED HOME
- SIGNIFICANT GROUND FLOOR EXTENSION
- THREE RECEPTION ROOMS
- CAPTIVATING 0.18 OF AN ACRE PLOT
- DETACHED GARAGE, OUTBUILDING & STORE
- THREE BEDROOMS
- HIGHLY SOUGHT-AFTER LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- EXTENSIVE MULTI-CAR DRIVEWAY
- EXQUISITE CONDITION! Tenure: Freehold EPC 'D'

PURE PROPERTY PERFECTION...!

.....That's what we think of this this beautifully designed, IMPECCABLY PRESENTED and generously sized detached residence. You really don't need to touch a thing here! This SHOW-STOPPING HOME is a credit to the existing owners. Having been significantly re-modelled and EXTENDED. To create a divine detached BEAUTY. This attractive family home stands proud on one of Newark's most desirable residential roads. Boasting ease of access to the Town Centre. A lovely walk to the popular Sconce and Devon Park and immediate links onto the A1 and A46. Oozing a gorgeous interior and a captivating 0.18 of an acre plot, this wonderful residence really is ONE-OF-A-KIND. The bright, airy and free-flowing internal layout comprises: Inviting reception hall, ground floor W.C, an inner hallway, bay-fronted lounge with open-fire, a separate dining room with OPEN-PLAN-ACCESS into a STUNNING DUAL-ASPECT SITTING ROOM. Enhanced by Velux roof-lights and a captivating view down the private garden. There is also a sufficiently sized breakfast kitchen. Hosting a wide array of integrated appliances. The first floor hosts a luxurious three-piece bathroom and THREE EXCELLENT SIZED DUAL-ASPECT BEDROOMS. Maximising the relentless degree of natural light. Externally, the substantial frontage boasts an extensive block paved driveway. Ensuring AMPLE OFF-STREET PARKING. Providing access into a detached garage, with power and lighting. The surprises won't stop there! The well-appointed and established rear garden is a joy-to behold! Captivated by a high-degree of privacy. Enhanced by a large paved seating area. Giving access into an external store and a quaint, quirky and multi-functional home entertainment room (AKA The Hawton Arms). Further benefits of this STUNNING home include uPVC double glazing and gas fired central heating. Set your sights on this PICTURE-BOOK PERFECT PROPERTY. The moment you step inside, we promised you won't want to leave..!



RECEPTION HALL:

9'2 x 7'10 (2.79m x 2.39m)

A highly inviting entrance space. Access via a obscure composite front door. Providing complementary wood effect laminate flooring, a double panel radiator, ceiling light fitting, smoke alarm. Open access into the inner hall. An internal door opens into the ground floor W.C

GROUND FLOOR W.C:

5'4 x 3'10 (1.63m x 1.17m)

Of stylish modern design. Providing continuation of the wood effect laminate flooring. A low level W.C with push button flush. A white ceramic wash hand basin with chrome mixer tap and vanity storage unit below. Recessed ceiling spotlight, double panel radiator and an obscure uPVC double glazed window to the side elevation.

INNER HALLWAY:

10'6 x 4'9 (3.20m x 1.45m)

With continuation of the complementary wood effect laminate flooring. Providing a ceiling light fitting, double panel radiator 'WORCESTER' central heating thermostat, carpeted stairs rising to the first floor and under stairs storage cupboard hosting laminate flooring, a ceiling light fitting, access to the electrical RCD consumer unit and electricity meter. Obscure uPVC double glazed window to the side elevation. The hallway leads into the dining room and the bay-fronted lounge.

BAY-FRONTED LOUNGE:

13'10 x 13'5 (4.22m x 4.09m)

A lovely dual-aspect reception room. Providing carpeted flooring, a ceiling light fitting, a double panel radiator, TV/telephone point and an eye catching exposed fireplace with a functional open fire, raised stone hearth and an reclaimed oak mantle above. Wall in bay with uPVC double glazed windows to the front elevation. Additional uPVC double glazed window to the side elevation. Max measurements provided, into bay window.

DINING ROOM:

12'4 x 10'10 (3.76m x 3.30m)

A spacious reception room. Providing laminate flooring, a double panel radiator, a ceiling light fitting and a uPVC double glazed window to the side elevation. A glass partitioned internal door leads into the kitchen. OPEN-ACCESS through to a large sitting room.

SITTING ROOM:

12'3 x 11'9 (3.73m x 3.58m)

A WONDERFUL extended reception room. Providing continuation of the laminate flooring, recessed ceiling spot lights, two Velux roof lights, a double panel radiator and uPVC double glazed French doors opening out on to an extensive paved seating area, within the rear garden.

BREAKFAST KITCHEN:

14'0 x 10'10 (4.27m x 3.30m)

Of exquisite contemporary design. Providing laminate wood effect flooring. The stylish modern shaker style kitchen hosts a range of fitted wall and base units with granite flat edge work surfaces over and up stands. Under-mount stainless steel 1.5 sink with mixer tap and granite drainer. Integrated fridge freezer, double oven, dishwasher, washing machine, tumble dryer and inset five ring gas hob with black glass splash back and stainless steel extractor hood above. Recess ceiling spot lights, heat sensor, stylish vertical radiator, uPVC double glazed window to the side and rear elevation. uPVC double glazed French doors open out to a secluded seating area within the rear garden.

FIRST FLOOR LANDING:

6'5 x 4'2 (1.96m x 1.27m)

Providing carpeted flooring, a ceiling light fitting, smoke alarm and a loft hatch access point. uPVC double glazed window to the side elevation. Access into the family bathroom and all three well proportioned bedrooms.





MASTER BEDROOM:

A LOVELY DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, a double panel radiator and a TV point. uPVC double glazed window to the side elevation and two uPVC double glazed window to the rear elevation. Over looking the delightful rear garden.

13'8 x 10'10 (4.17m x 3.30m)

BEDROOM TWO:

A further DUAL- ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting and a double panel radiator. uPVC double glazed window to the front and side elevation.

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM THREE:

An additional well-proportioned dual-aspect bedroom. Providing laminate flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed window to the side and rear elevation, with a captivating outlook across the garden.

10'10 x 7'10 (3.30m x 2.39m)

BATHROOM:

Of stylish contemporary design. Providing tile effect vinyl flooring. A P-shaped paneled bath with chrome mixer tap, mains shower facility, a curved clear glass shower screen and floor to ceiling textured grey wall tiled splash backs. a low level W.C with push button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with medium height textured grey wall tiled splash backs. Chrome heated towel rail. Provision for a wall mounted illuminated mirror. Recessed ceiling spot lights and a obscure uPVC double glazed window to the front elevation.

6'5 x 6'1 (1.96m x 1.85m)

DETACHED SINGLE GARAGE:

Of brick built construction. Access via a manual up/over garage door. Providing power and lighting. Pained single glazed window to left side elevation.

16'10 x 8'8 (5.13m x 2.64m)

ATTACHED EXTERNAL STORE:

Located behind the garage. Of brick built construction. Access via a wooden side door. Providing power, lighting and sufficient storage space. Max measurements provided

8'8 x 5'10 (2.64m x 1.78m)

ATTACHED HOME BAR:

Located behind the external store. Of brick built construction. Access via a wooden side door. A useful/multi-purpose space currently set up as charming home bar. Providing power, lighting and a cold water. With a Belfast sink and fitted roll top laminate work surfaces over. Large L-shaped fitted bench with storage under. Provision for a free standing log burner. Pained single glazed window to the rear elevation. Max measurements provided

10'3 x 8'7 (3.12m x 2.62m)

EXTERNALLY:

The property stands on a wonderful 0.18 of an acre private plot. The front aspect is greeted by an extensive block paved driveway with brick pillared frontage giving access down to the detached single garage with external light. The front garden is laid to lawn with partial planted borders, a picket fence left side boundary and a hedge/tree lined front boundary. There is access to the front entrance door with external wall light. A secure timber right side access gate leads into the well appointed and highly private rear garden. There is an extensive paved seating area directly from the French doors in the breakfast kitchen and sitting room. The garden is predominately laid to lawn with beautifully tendered planted side borders. There are a range of complementary shrubs and mature trees. A lovely wild garden and mature pond. There is an outside tap, a variety of outside lights, high level hedged side and rear boundaries. Retaining maximum privacy.

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.

Approximate Size: 1,171 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (65)

Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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.



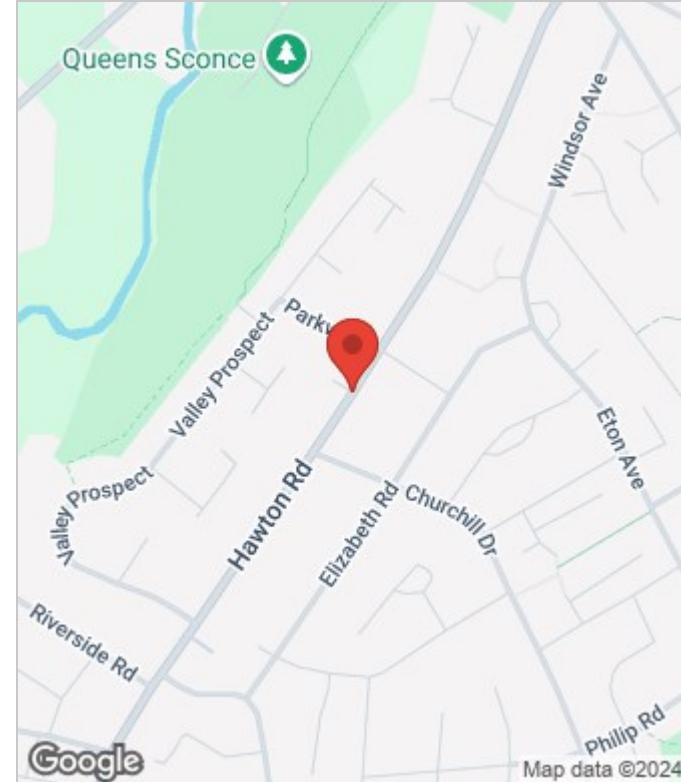


Money Laundering Regulations:

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	