



Riverside Road, Newark

 3  1  2  D.

OLIVER REILLY 







# Riverside Road, Newark

- LOVELY SEMI-DETACHED HOME
- DESIRABLE RESIDENTIAL LOCATION
- TWO GENEROUS RECEPTION ROOMS
- WELL-APPOINTED REAR GARDEN
- HIGHLY ADAPTABLE LAYOUT
- THREE BEDROOMS
- CLOSE PROXIMITY TO TOWN & AMENITIES
- SPACIOUS BREAKFAST KITCHEN
- MULTI-CAR DRIVEWAY & DETACHED GARAGE
- EXCELLENT CONDITION THROUGHOUT!  
Tenure: Freehold EPC 'D'

Guide Price £230,000 - £240,000



Guide Price: £230,000 - £240,000. PACK YOUR BAGS & MAKE YOUR MOVE...  
Because we have found the home... FOR YOU! This charming semi-detached home is perfectly positioned within a highly renowned residential location, on the outskirts of the Town Centre. Surrounded by excellent amenities and transport links. Set in the fashionable Hawton Road vicinity and close to the popular Sconce and Devon Park. We welcome you to a marvelous modern-day residence. Boasting a spacious and hugely flexible internal layout. Presented to an excellent standard throughout. This bright and beautiful home enjoys sheer versatility over both floors, with accommodation comprising: Inviting entrance hall, a well-appointed contemporary kitchen with breakfast bar, a large lounge, separate multi-functional dining room and a stylish ground floor bathroom. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS. Externally, the property promotes a generous plot. Greeted via a multi-car driveway, to the front aspect. Leading down to a DETACHED SINGLE GARAGE. Providing power and lighting. Located within the perfectly sized and fully enclosed rear garden, with a paved seating/ entertaining area. Further benefits of this attractive family-sized home include uPVC double glazing throughout and gas fired central heating. Via a modern combination boiler. THE WAIT IS OVER... This captivating contemporary GEM is sure to tick all your boxes. Step inside and gain a full sense of appreciation for yourself..!

**ENTRANCE HALL:** 6'10 x 6'5 (2.08m x 1.96m)  
An inviting reception hall. Accessed via an obscure uPVC double glazed side entrance door with uPVC double glazed window to the side elevation. Providing tiled flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm and a double panel radiator. A fitted cupboard provides useful storage space. Access into the dining room, ground floor bathroom and breakfast kitchen.

**BREAKFAST KITCHEN:** 17'10 x 7'10 (5.44m x 2.39m )  
Of excellent proportion. Providing tiled flooring. The extensive kitchen hosts a wide range of complementary wall and base units with dark laminate roll top work surfaces over and black tiled splash backs. Inset stainless sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and a stainless steel extractor hood above. Plumbing/provision for an under counter washing machine, tumble dryer and free standing fridge freezer. Wall mounted central heating/hot water control panel, two ceiling light fittings, a fitter breakfast bar, large double panel radiator, two uPVC double glazed windows to the side elevation. uPVC double glazed windows to the front elevation. Access into the lounge.

**LOUNGE:** 19'1 x 10'9 (5.82m x 3.28m )  
A lovely spacious reception room. Providing carpeted flooring, a double panel radiator, TV/telephone point, two ceiling light fittings and a central feature fireplace housing a inset gas fire with a raised stone effect hearth and surround. Useful under-stairs storage cupboard, uPVC double glazed window to the front elevation and open access through to the separate dining room.

**DINING ROOM:** 12'4 x 11'1 (3.76m x 3.38m)  
A well-appointed and multi-purpose reception room. Hosting laminate flooring, a double panel radiator and a ceiling light fitting. Access into the hallway. uPVC double glazed window to the rear elevation and a uPVC double glazed rear external door gives access into the garden.

**GROUND FLOOR BATHROOM:** 6'9 x 6'5 (2.06m x 1.96m)  
Of contemporary design. Providing tiled flooring. A panelled bath with chrome taps and mains shower facility, with a rain fall effect shower head and wall mounted clear glass shower screen. Low level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap. Floor to ceiling wall tiling, chrome heated towel rail, a ceiling light fitting, an extractor fan and an obscure uPVC double glazed window to the side elevation.

**FIRST FLOOR LANDING:** 10'9 x 5'9 (3.28m x 1.75m)  
With grey carpeted flooring, a ceiling light fitting, smoke alarm and loft hatch access point. Access into all three well-proportioned bedrooms.

**MASTER BEDROOM:** 17'5 x 7'9 (5.31m x 2.36m )  
A generous double bedroom. Providing carpeted flooring, a double panel radiator, a ceiling light fitting, TV point, two high level internal windows from the landing. Two uPVC double glazed windows to the rear elevation overlooking the rear garden.

**BEDROOM TWO:** 10'9 x 10'1 (3.28m x 3.07m)  
A further double bedroom located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV/telephone point and uPVC double glazed window to the front elevation.





**BEDROOM THREE:**

13'6 x 7'10 (4.11m x 2.39m)

A well-appointed bedroom. Providing carpeted flooring, ceiling light fitting, double panel radiator, additional loft hatch access point, fitted double storage cupboard, housing the gas fired boiler and access into the eaves storage space. The bedroom hosts a uPVC double glazed window to the side elevation.

**DETACHED SINGLE GARAGE:**

20'3 x 10'9 (6.17m x 3.28m)

Of brick-built construction with a sloped felt roof. Accessed via wooded double garage doors. Providing power and lighting. An aluminium window to the rear elevation, a uPVC double glazed window to the side elevation and a uPVC double glazed right sided personal door, leading into the garden.

**EXTERNALLY:**

The property is located in a highly renowned residential location. Standing on an excellent plot. The front aspect is greeted by dropped kerb vehicular access onto a part paved and part gravelled multi-car driveway. The front garden is laid to lawn with a mature tree, picket fenced front boundary. Fenced left side boundary and mature hedged right side boundary. The left side aspect provides wooden double gates opening onto additional drive-way space, with access to the side entrance door with storm canopy, outside tap and external light. The drive-way continues down to the detached single garage and into the rear garden. This lovely external space is well-appointed. Retaining a high degree of privacy. Predominantly laid to lawn with an array of established borders. There is a paved seating area, directly accessed via the external door in the dining 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 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: 1,028 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: 'D' (59)****Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from the Town Centre. 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

**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.

**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.

**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.

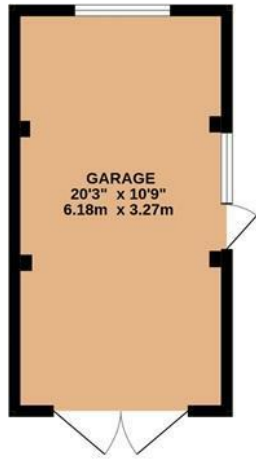




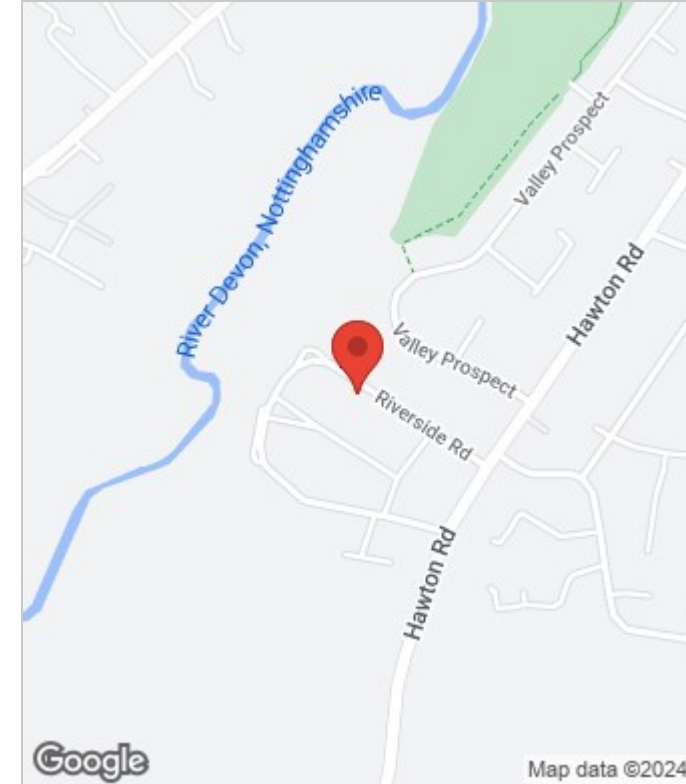




GROUND FLOOR



1ST FLOOR



**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>59</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	