



Rose Gardens, Middlebeck, Newark

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OLIVER REILLY



Rose Gardens, Middlebeck, Newark

Guide Price £260,000 - £270,000

- STUNNING SEMI-DETACHED HOME
- VERSATILE THREE-STOREY LAYOUT
- SUPERB OPEN-PLAN LIVING SPACE
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- LOVELY LOW-MAINTENANCE GARDEN
- THREE BEDROOMS
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC: 'B' (85)

BIG, BRIGHT AND BEAUTIFUL...!
 Look no further as this wonderful family-sized home contains everything you could want... AND MORE..!
 Standing proud within a recently established yet HIGHLY SOUGHT-AFTER modern-day cul-de-sac. Close to a wide array of excellent amenities, schools and transport links. Hosting ease of access onto the A1, A46 and into Newark/ Balderton. We are proud to present this TURN KEY READY RESIDENCE. Boasting an expansive three-storey layout. Reaching over 1,000 square/ft of accomodation. From the moment you step inside this gorgeous contemporary home, YOU'LL BE HOOKED! The well-appointed internal layout comprises: Entrance hall, ground floor W.C, WONDEFUL 31FT OPEN-PLAN LIVING/DINING FAMILY KITCHEN. Hosting a wide range of integrated appliances, Velux roof lights and complementary French doors. Opening out onto a lovely decked seating area. The first floor landing hosts two bedrooms and a stylish three-piece bathroom. An upper hall leads up to the SUPERB MASTER BEDROOM, with extensive Velux roof lights, an open wardrobe space and ATTRACTIVE EN-SUITE SHOWER ROOM. Externally, the beautifully maintained rear garden offers a wonderful external escape. Boasting a raised decked seating area. The front aspect provides a MULTI-CAR TARMAC DRIVEWAY. With provision for an electric vehicle (EV) charging point. Further benefits of this SLEEK & STYLISH contemporary cracker, include uPVC double glazing throughout, gas fired central heating and a high energy efficiency rating (EPC: B). PACK YOUR BAGS AND MAKE YOUR MOVE! This absolute GEM promotes contemporary living at its finest!



ENTRANCE HALL: 9'0 x 6'5 (2.74m x 1.96m)
 Accessed via a secure composite obscure external door. Providing tiled flooring, carpeted stairs rising to the first floor. A ceiling light fitting, wall mounted NEST central heating thermostat and a double panel radiator. Access into the open-plan family kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'6 x 2'10 (1.68m x 0.86m)
 Providing tiled flooring. A low-level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

KITCHEN AREA: 14'9 x 9'8 (4.50m x 2.95m)
 OF EYE-CATCHING CONTEMPORARY DESIGN. Providing tiled flooring. The extensive fitted kitchen hosts a wide range of grey shaker-style wall and base units with laminate worksurfaces over, under wall unit lighting and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated 'AEG' medium height electric oven with separate five ring gas hob with glass splash back and stainless steel extractor hood above. Integrated fridge freezer washing machine/tumble dryer and dishwasher. Access to the concealed 'BAXI' combination boiler. Double panel radiator, recessed ceiling spotlights, heat alarm and a uPVC double glazed window to the front elevation. The kitchen space FLOWS THROUGH TO THE LOVELY OPEN-PLAN RECEPTION SPACE. Max measurements provided.

OPEN-PLAN LIVING SPACE: 16'2 x 12'9 (4.93m x 3.89m)
 Cleverly free-flowing from the kitchen area. Enhanced by an overall TRIPLE-ASPECT OPEN-PLAN SPACE. Providing continuation of the tiled flooring. Enjoying extensive living and dining space. Hosting a double panel radiator, fitted under-stairs storage cupboard, a ceiling light fitting within the dining space and recessed ceiling spotlights in the living area, with a lovely part-panelled feature wall. uPVC double glazed window to the side elevation. Two large Velux roof-lights and uPVC double glazed window French doors, opening out onto a delightful decked seating area.

FIRST FLOOR LANDING: 10'8 x 2'9 (3.25m x 0.84m)
 Providing carpeted flooring, a double panel radiator, ceiling light fitting, access into the upper hall, family bathroom and two bedrooms.

BEDROOM TWO: 12'10 x 10'11 (3.91m x 3.33m)
 A WELL-APPOINTED DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation. overlooking the lovely rear garden. Max measurements provided.

BEDROOM THREE: 9'5 x 6'3 (2.87m x 1.91m)
 A well-appointed bedroom. Currently utilised as a functional home office. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation

FAMILY BATHROOM: 6'4 x 6'3 (1.93m x 1.91m)
 Of attractive modern design. Providing tiled flooring. A panelled bath with chrome mixer tap and mains shower facility. Floor to ceiling wall tiled splash backs, wall mounted clear glass shower screen and inset glass shelving. Low-level W.C with integrated push button flush and a white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted and floating vanity drawer storage unit. Large chrome heated towel rail. Recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the side elevation.





Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle 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.

UPPER HALL:

6'5 x 3'6 (1.96m x 1.07m)

With carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation. Carpeted stairs rise to the second floor. Hosting the substantial master bedroom suite.

MASTER BEDROOM:

21'8 x 12'10 (6.60m x 3.91m)

A LOVELY AND GENEROUS DOUBLE BEDROOM. Providing carpeted flooring with an open-spindle balustrade and oak handrail. Two ceiling light fittings, a smoke alarm, ceiling ventilation system, a double panel radiator and open wardrobe space. Four Velux roof lights to the front elevation. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

6'9 x 6'8 (2.06m x 2.03m)

Of STYLISH MODERN DESIGN. Providing tiled flooring. A fitted shower cubicle with mains shower facility. A low-level W.C, with integrated push button flush. A white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitting floating vanity drawer storage unit. Medium height grey wall tiling. Chrome heated towel rail. Recessed ceiling spotlights and an extractor fan. Velux roof-light to the rear elevation.

EXTERNALLY:

The front aspect provides a gravelled frontage, with a small paved pathway, leading to the front entrance door, with external up/ down light. The left side aspect provides dropped kerb vehicular access to a MULTI-CAR tandem tarmac driveway, with external security light, access to an electric vehicle (EV) charging point and the concealed gas/ electricity meters. A secure wooden rear access gate leads into the beautifully maintained and low-maintenance rear garden. Predominantly laid to lawn, with partially planted borders. Enjoying a wonderful array of established bushes and shrubs. There is paved hardstanding for a garden shed/ store, an external double power socket and outside tap. 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 modern 'BAXI' 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: 1,031 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

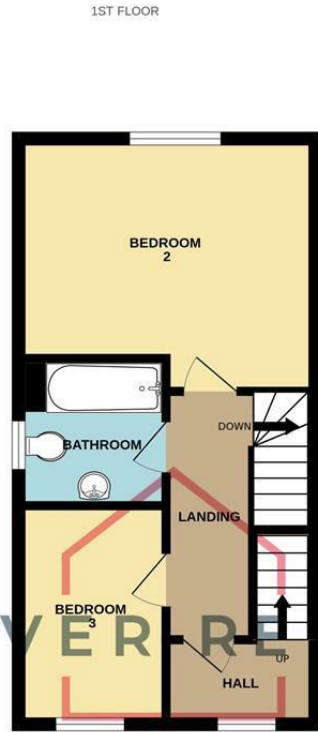
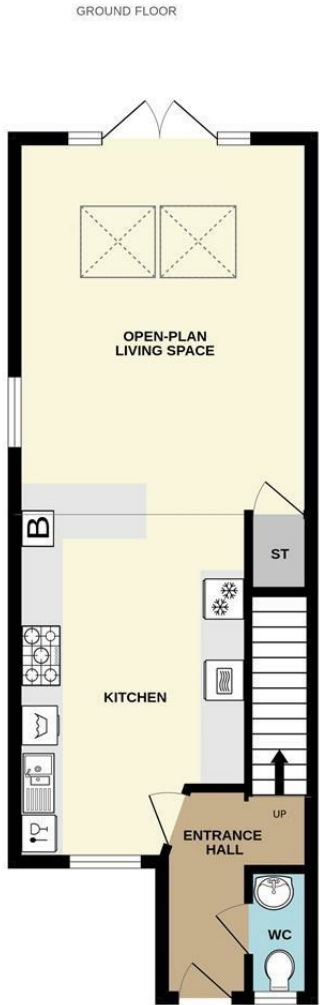
Newark & Sherwood District Council.

Council Tax: Band 'B'

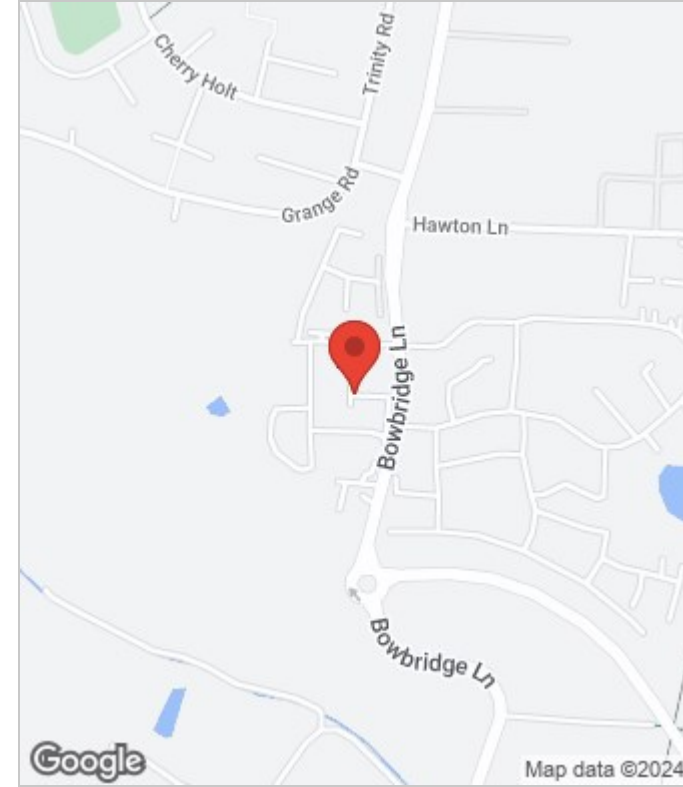
EPC: Energy Performance Rating: 'B' (85)







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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	