



Valley Prospect, Newark

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 OLIVER REILLY



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- LOVELY DETACHED CHALET HOME
- HUGELY DESIRABLE LOCATION
- SUPERB DINING KITCHEN
- OVERLOOKING SCNCE & DEVON PARK
- EASE OF ACCESS TO TOWN CENTRE & AMENITIES
- TWO/ THREE DOUBLE BEDROOMS
- TWO/THREE LARGE RECEPTION ROOMS
- INTEGRAL GARAGE & UTILITY ROOM
- MULTI-CAR DRIVEWAY & BEAUTIFUL REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C'

Guide Price £350,000 - £360,000



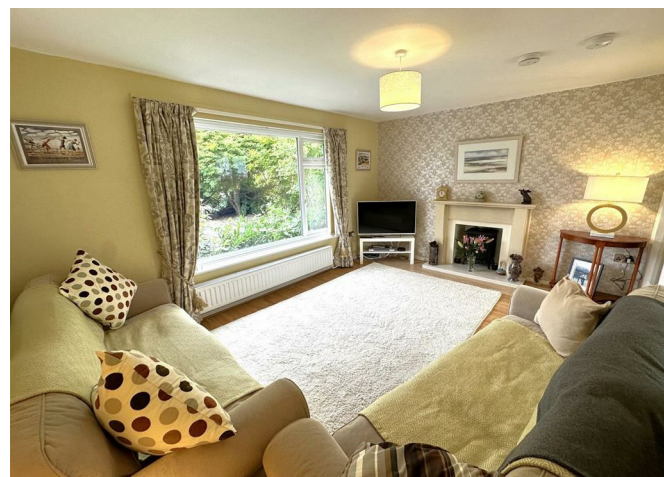
GUIDE PRICE £350,000 - £360,000 LOCATION! LOCATION! LOCATION!..

WHAT A TREAT... We have in store for you here! Welcome to Valley Prospect! One of Newark's most IN-DEMAND LOCATIONS. Situated within the fashionable 'Hawton Road' vicinity. Close to the Town Centre, both train stations, main road links and the popular Sconce & Devon Park. This wonderful detached chalet home is a credit to the existing owners. Promoting a high-degree of space and versatility, poised to suit a variety of buyers needs.

The property stands proud with a high-degree of kerb appeal. Greeted with a MULTI-CAR GRAVELLED DRIVEWAY. Giving access into a large integral garage. Internally, the property boasts an expansive and superbly flexible level of accommodation. Comprising: Inviting entrance hall, a generous lounge with attractive feature fireplace. Housing an inset gas fire. Double doors open into a separate sitting room. Which could also be utilised as a ground floor (third) bedroom. A ground floor bathroom and a FABULOUS OPEN-PLAN DINING KITCHEN with solid oak flooring and Range master cooker. Leading to a rear lobby and separate utility room. The first floor enjoys TWO DOUBLE BEDROOMS and extensive eaves storage space.

Externally, the property commands a delightful 0.13 of an acre private plot. Hosting a wonderfully landscaped rear garden, with secluded seating area and an unspoiled outlook over Sconce & Devon Park behind. Perfect for anyone green-fingered! Further benefits of this charming contemporary residence include double glazing throughout, A high energy efficiency rating (EPC: 'C') and gas fired central heating, via a newly installed boiler in 2023.

This really is a HOME TO APPRECIATE! Very versatile! Bright & Beautiful! Step inside and see for yourself...



ENTRANCE HALL: 15'3 x 11'2 (4.65m x 3.40m)

An attractive and inviting reception space. Accessed via an anthracite grey compromise front door, with obscure side panel. Hosting carpeted flooring, stairs rising to the first floor with an integrated under-stairs storage cupboard. Two ceiling light fittings, a smoke alarm and large double panel radiator. Access into the lounge, sitting room/ bedroom 3, ground floor bathroom and kitchen. Max measurements provided.

KITCHEN: 13'2 x 9'9 (4.01m x 2.97m)

Accessed via a complementary oak glass panelled internal door. Of stylish contemporary design. Providing solid oak flooring. The modern shaker-style kitchen hosts a range of complementary wall and base units with oak work flat-edge surfaces over and multi-coloured wall tiled splash-backs. Inset stainless steel sink with mixer tap. Integrated under-counter fridge. Freestanding 'Rangemaster' cooker. Included in the sale. Recessed ceiling spotlights. Aluminium double glazed window to the rear elevation. Overlooking the garden. Access into the rear lobby/ utility and OPEN-PLAN access through to the dining room. Max measurements provided.

OPEN-PLAN DINING ROOM: 11'10 x 9'10 (3.61m x 3.00m)

Of an EXCELLENT PROPORTION. Providing continuation of the solid oak flooring. Enjoying sufficient dining space. A ceiling light fitting, stylish vertical radiator and a uPVC double glazed window to the front elevation.

REAR LOBBY: 3'8 x 2'9 (1.12m x 0.84m)

Accessed via an oak internal door, from the kitchen area. Providing a clad ceiling with light fitting. A uPVC double glazed rear external door leads into the garden. Internal access into the integral garage and separate utility room.

UTILITY ROOM: 7'7 x 4'10 (2.31m x 1.47m)

Providing power, lighting, plumbing/ provision for a washing machine, tumble dryer and freestanding fridge freezer. Obscure uPVC double glazed window to the side elevation.

LOUNGE: 15'2 x 12'0 (4.62m x 3.66m)

A GENEROUS RECEPTION ROOM. Providing complementary laminate flooring, a ceiling light fitting, smoke alarm, low-level double panel radiator and a lovely central feature fireplace. Housing an inset gas fire, raised granite hearth and stone-effect surround. uPVC double glazed window to the front elevation. Double doors open into the Max measurements provided.

SITTING ROOM/ BEDROOM THREE: 10'2 x 9'9 (3.10m x 2.97m)

A well-appointed MULTI-PURPOSE room. Currently utilised as a secondary sitting/ reception room. Which would also lend itself as a third bedroom. Providing complementary laminate flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the side elevation. uPVC double glazed sliding patio doors, lead out into the garden.

GROUND FLOOR BATHROOM: 7'9 x 6'6 (2.36m x 1.98m)

Providing wood-effect vinyl flooring. A panelled bath with chrome taps and electric shower facility. A low-level W.C with integrated push-button flush and pedestal wash hand basin with chrome taps. Floor to ceiling wall tiling, a double panel radiator, recessed ceiling spotlights and a fitted airing cupboard. Housing the modern 'VALLIANT' combination boiler. Obscure uPVC double glazed window to the rear elevation.



EPC: Energy Performance Rating: 'C' (69)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

PLEASE NOTE: This is an older EPC RATING. Since this report was carried out, the vendors have updated the central heating and radiators. A new EPC certificate is due to be provided in September 2024.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1 mile 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 backs onto the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

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.

FIRST FLOOR LANDING:

With carpeted flooring and a ceiling light fitting. Access into both DOUBLE bedrooms.

3'9 x 3'1 (1.14m x 0.94m)

MASTER BEDROOM:

A LOVELY DOUBLE BEDROOM. Hosting exposed wooden flooring. A ceiling light fitting, double panel radiator and a large freestanding wardrobe. Included in the sale. uPVC double glazed window to the front elevation and a double glazed Velux roof light to the rear elevation. Max measurements provided.

15'2 x 13'6 (4.62m x 4.11m)

BEDROOM TWO:

An additional DOUBLE BEDROOM. Enjoying exposed wooden flooring, a ceiling light fitting, large double panel radiator, loft hatch access point and eaves storage space. Fully boarded. Boasting extensive storage options. uPVC double glazed window to the front elevation. Max measurements provided.

13'6 x 12'9 (4.11m x 3.89m)

INTEGRAL GARAGE:

Accessed via metal double doors. Providing power and lighting. Access to the gas meter. Obscure uPVC double glazed window to the side elevation. A wooden personnel door leads into the rear lobby and through to the kitchen. Promoting excellent scope to be utilised into additional living accommodation. Subject to relevant approvals.

22'10 x 8'11 (6.96m x 2.72m)

EXTERNALLY:

The property enjoys a popular position. On a highly desirable residential street. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR gravelled driveway. Giving access into the large integral garage. The front garden is well-established. Enjoying a range of complementary shrubs and planted borders. A paved pathway leads to the front entrance door, with external up/down light. There is a low-level walled front and left side boundary. A high-level hedged right side boundary. A right sided access gate leads into the well-appointed rear garden via a paved pathway. The beautifully maintained and highly established garden is predominantly laid to lawn, with a vast array of planted bushes and shrubs. There is paved hard-standing for a large garden shed and greenhouse. An extensive paved patio, accessed from the patio doors in the sitting room and a central paved seating area within the centre of the garden. Creating a lovely secluded space to relax. Backing onto Sconce and Devon Park. There is an outside tap, external light fenced side boundaries and high-level rear hedged boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'VALLIANT' combination boiler. Installed in 20223 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: 1,416 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

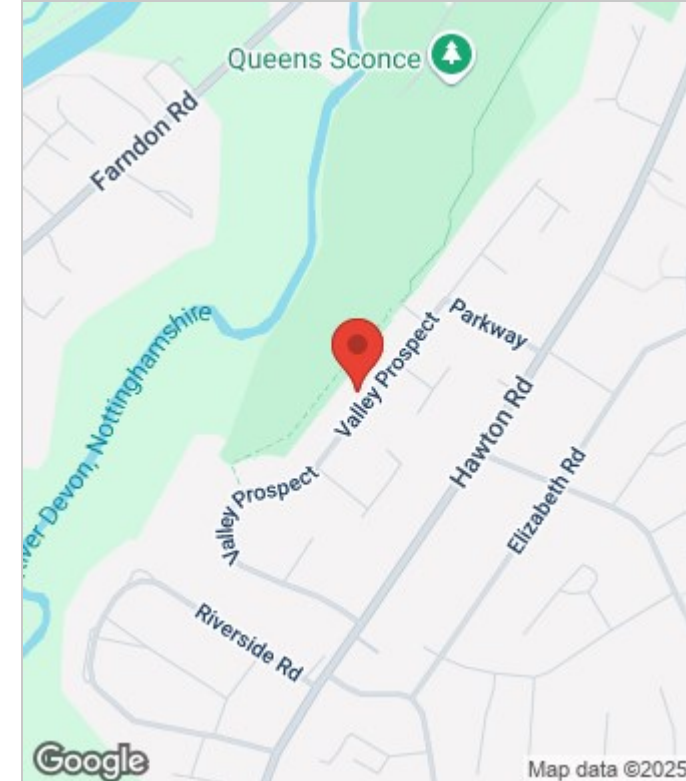
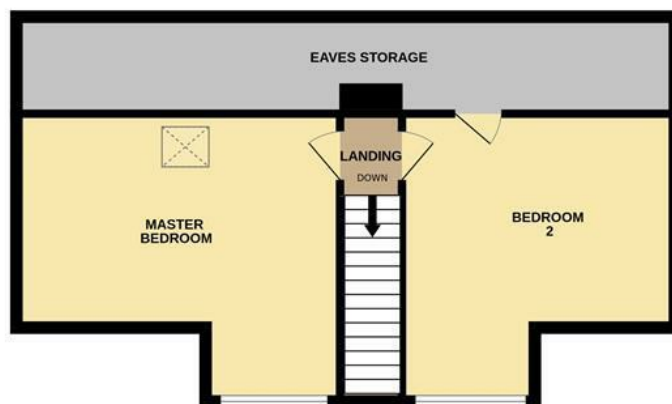




GROUND FLOOR



OLIVER REILLY
1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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

