



# Charlotte Close, Newark

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OLIVER REILLY





# Charlotte Close, Newark

- LOVELY MODERN TERRACE HOME
- QUIET & PRIVATE CLOSE SETTING
- STYLISH MODERN KITCHEN & BATHROOM
- LOVELY LOW-MAINTENANCE GARDEN
- EXCELLENT PRESENTATION THROUGHOUT
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN & TRAIN STATIONS
- GENEROUS LIVING ROOM
- OFF-STREET PARKING
- NO CHAIN! Tenure: Freehold EPC 'D' (68)

Guide Price: £150,000 - £160,000. A HIDDEN GEM APPEARS!

How can you not fall for this lovely, deceptive and perfectly positioned modern mid-terrace home? Tucked away within a quiet private cul-de-sac. Conveniently located close to a vast array of on-hand amenities. Within comfortable walking distance to the Town Centre and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate.

This cracking contemporary home has been presented to a SUPERBLY HIGH STANDARD. Offering a sense of warmth and an instantaneously homely feel. Presenting a keen opportunity for any aspiring first time or investment purchasers. This attractive residence holds an attractive free-flowing internal layout, comprising: Entrance hall, open-plan to a STYLISH FITTED KITCHEN. A generous living room, two well-proportioned bedrooms and a contemporary first floor bathroom.

Externally, the property promotes an idyllic and fully enclosed low-maintenance garden. The front is greeted with an OFF-STREET PARKING SPACE and visitor parking, on a first come, first serve basis.

Further benefits of this cracking modern home include uPVC double glazing throughout and gas fired central heating.

MAKE YOUR MOVE...! Opportunities like this don't arise too often! This superbly presented home is NOT TO BE MISSED! Marketed with NO ONWARD CHAIN..!

Guide Price £150,000 - £160,000



## ENTRANCE HALL:

12'7 x 3'8 (3.84m x 1.12m)

Accessed via secure uPVC front entrance door. Providing beech effect laminate flooring, a fitted storage cupboard. Housing a modern WORCESTER' gas boiler, wall mounted central heating/ hot water control panel and electrical RCD consumer unit. Open-access through to the contemporary kitchen. Max measurements provided.

## STYLISH MODERN KITCHEN:

11'6 x 8'9 (3.51m x 2.67m)

Of attractive contemporary design. Hosting a vast range of complementary white high gloss fitted wall and base units, with dark wood-effect laminate roll-top work surfaces over and partial wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Integrated 'DIPLOMAT ELITE' electric oven with four ring gas hob over, stainless steel splash-back and stainless steel extractor hood above. Integrated 'DIPLOMAT' slim-line dishwasher. Integrated under counter fridge and plumbing provision for an under-counter washing machine. Single panel radiator, two ceiling light fittings, wall mounted central heating thermostat and a uPVC double glazed window to the front elevation. Open access through to the sizeable living room. Max measurements provided.

## LIVING ROOM:

15'1 x 11'5 (4.60m x 3.48m)

A generous reception room. Providing carpeted flooring, a large single panel radiator, ceiling light fitting, a central feature fireplace. Housing a freestanding electric fire, with a raised marble hearth and decorative oak surround. TV point. Carpeted stairs rising to the first floor with a ceiling smoke alarm above. A fitted low-level storage cupboard. There is a large uPVC double glazed window to the rear elevation and a uPVC double glazed external access door. Leading out into the low-maintenance garden.

## FIRST FLOOR LANDING:

5'10 x 3'2 (1.78m x 0.97m)

With carpeted flooring, a ceiling light fitting and a loft hatch access point. Leading into the bathroom and both bedrooms.

## MASTER BEDROOM:

11'7 x 11'6 (3.53m x 3.51m)

A GENEROUS DOUBLE BEDROOM. Located at the rear of the house. Providing carpeted flooring, a single panel radiator, ceiling light fitting and a fitted over-stairs storage cupboard. Housing the hot water cylinder. uPVC double glazed window to the rear elevation.

## BEDROOM TWO:

8'9 x 7'10 (2.67m x 2.39m)

A well-appointed single bedroom. Located at the front of the house. Providing carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed to the front elevation. Max measurements provided.





### CONTEMPORARY BATHROOM:

9'8 x 5'7 (2.95m x 1.70m)

With tile-effect vinyl flooring. A panelled bath with chrome mixer tap, electric shower facility, floor to ceiling wall tiling and a wall-mounted clear glass shower screen. A low-level W.C with integrated push button flush. A white ceramic wash had basin with chrome mixer tap. Inset to a fitted vanity storage unit, with partial wall tile splash backs behind. A single panel radiator, ceiling light fitting and a hardwood double glazed Velux roof light to the front elevation. Max measurements provided.

### EXTERNALLY:

The property is pleasantly positioned within a private close. Hosting an ALLOCATED PARKING SPACE. Directly in front of the property. Visitor parking is also available. On a first come, first serve basis. A paved pathway leads to the front entrance door, with external wall light. The rear garden is of general low-maintenance and attractively design. Providing a paved seating area, directly from the living room. The garden is predominantly shingled, with partial planted borders and an established bush to the rear There is a right sided wrought-iron personnel access gate. Leading down a shared pathway, for bins, bikes etc. PLEASE NOTE: There is NO SHARED ACCESS of the properties rear garden. There are fully fenced side and rear boundaries.

### 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: 593 Square Ft.

Measurements are approximate and for guidance only.

### Tenure: Freehold. Sold with vacant possession.

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'A'

### EPC: Energy Performance Rating: 'D' (68)

### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within a private cul-de-sac. 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.

### 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.

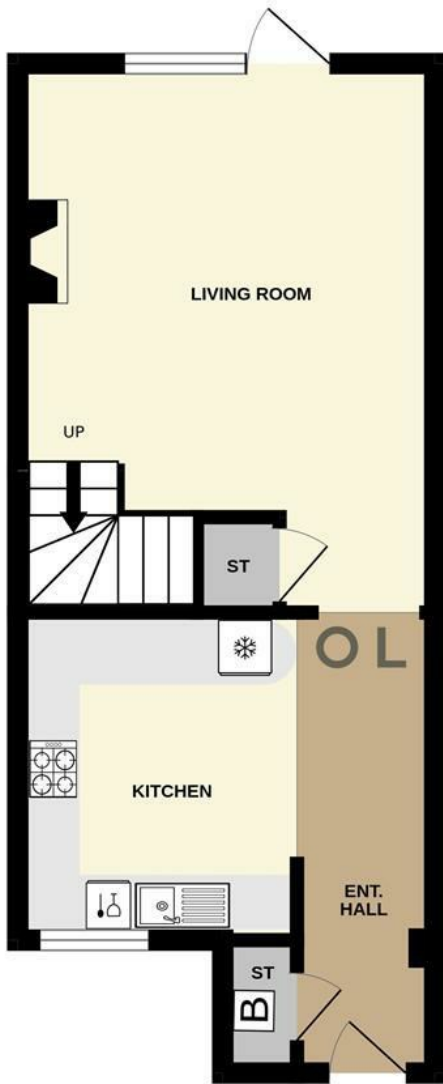
### Draft Details-Awaiting Approval:

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.

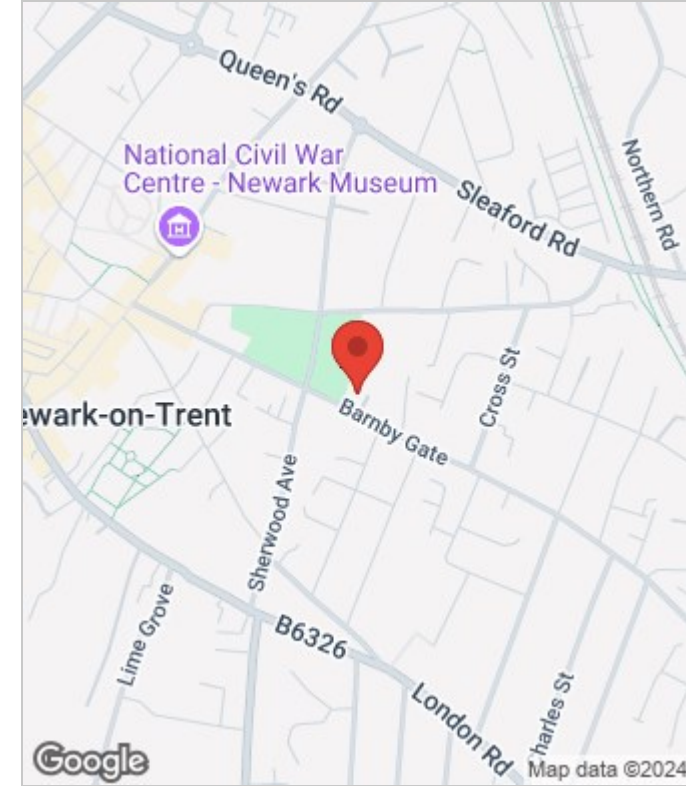
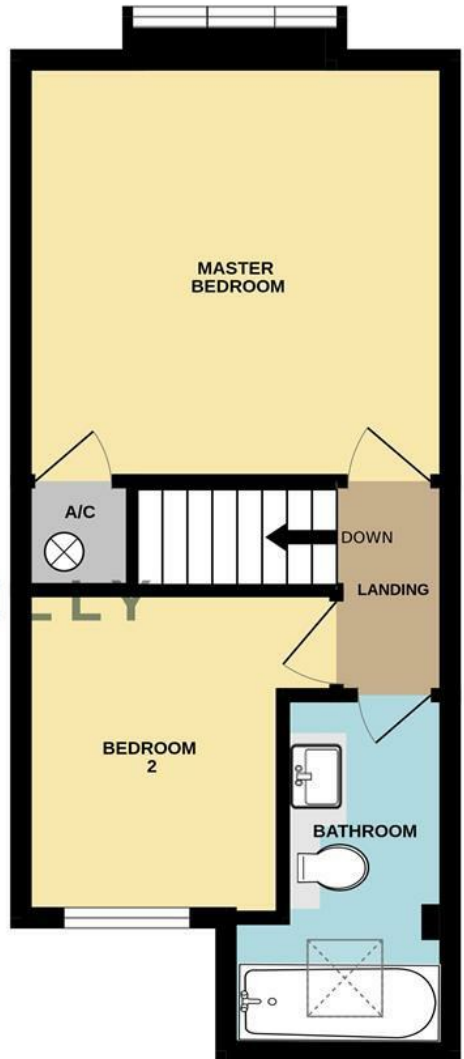




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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	

