



Threadneedle Way Middlebeck, Newark

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OLIVER REILLY





Threadneedle Way Middlebeck, Newark

Guide Price £475,000

- SUBSTANTIAL DETACHED FAMILY HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- GF W.C & UTILITY ROOM
- FAMILY BATHROOM, SHOWER ROOM & EN-SUITE
- DETACHED DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- FIVE/SIX BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- BRIMMING WITH VERSATILITY
- GENEROUS REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (86)

THE ONE YOU'VE BEEN WAITING FOR...!

This fabulous three-storey FIVE/SIX bedroom detached residence is pleasantly positioned in the heart of the IN-DEMAND modern residential development of Middlebeck. Enjoying an idyllic front outlook over mature trees and greenery, within a quiet cul-de-sac. Surrounded by lovely walks and an array of amenities. Closely situated near to Balderton, Newark Town Centre and allowing ease of access onto the A1 and A46.

This superbly SPACIOUS and EXTREMELY VERSATILE family-friendly home boasts an expansive layout, spanning in excess of 2,100 square/ft. The first floor is greeted with an inviting reception hall, ground floor W.C, a copious 21FT living room, and a FABULOUS OPEN-PLAN LIVING/ DINING FAMILY. Perfect for the whole family to utilise all year round. Enjoying a range of integrated appliances, a separate utility room and BI-FOLD DOORS from the living area, leading out into the well-appointed rear garden. The first floor landing hosts a STUNNING FOUR-PIECE BATHROOM and FOUR BEDROOMS. One of which would lend itself as a useful study. The large master bedroom boasts a WALK-IN WARDROBE and an eye-catching EN-SUITE SHOWER ROOM. The second floor promotes TWO FURTHER DOUBLE BEDROOMS a central and luxurious shower room.

Externally, the property stands on a marvellous 0.15 of an acre plot. STANDING PROUD... with an enviable position and vast degree of kerb appeal. A block-paved driveway leads to a MULTI-CAR DRIVEWAY, giving access into a DETACHED DOUBLE GARAGE. Providing power, lighting and an EV-CHARGING POINT. The expansive and fully enclosed rear garden, is an idyllic external escape. Fit for the whole family to enjoy!

Further benefits of this SLEEK, SUBSTANTIAL executive home include uPVC double glazing, gas fired central heating, remaining NHBC warranty and a high energy efficiency rating (EPC: 'B').

Promoting FAMILY LIVING AT ITS FINEST!... Put this excellent all-round GEM at the TOP OF YOUR LIST!



RECEPTION HALL: 15'6 x 7'5 (4.72m x 2.26m)

Accessed via a secure composite front entrance door with obscure uPVC double glazed glass side panel. A spacious and highly inviting reception hall provides wood-effect laminate flooring, carpeted stairs, rise to the first floor with an oak hand-rail, open spindle balustrade and an under-stairs storage cupboard. The hallway provides two ceiling light fittings, a smoke alarm, double panel radiator and a fitted storage cupboard. Internal double doors give access into the large living room. There is access into the living/dining family kitchen and ground floor WC. Max measurements provided.

GROUND FLOOR W.C: 6'4 x 5'1 (1.93m x 1.55m)

With wood-effect laminate flooring. A low-level W.C with integrated push-button flush and a wall mounted ceramic wash hand basin with chrome mixer tap. Floor to ceiling feature wall tiling, single panel radiator, ceiling light fitting and extractor fan.

LARGE LIVING ROOM: 20'9 x 12'3 (6.32m x 3.73m)

A generous dual-aspect reception room, providing wood-effect laminate flooring, two ceiling light fittings, two single panel radiators, and a TV connectivity point. uPVC double glazed window to the front elevation. uPVC double glazed French doors, open out into the well-appointed rear garden.

OPEN-PLAN LIVING/DINING FAMILY KITCHEN: 28'2 x 15'5 (8.59m x 4.70m)

A wonderful, generous and highly functional open plan family space. Providing wood-effect laminate flooring. The stylish and eye-catching fitted kitchen houses a vast range of two-tone wall and base units with wood-effect flat edge work-surfaces over and up-stands. Inset stainless steel sink with mixer tap and drainer. Integrated dishwasher, medium height electric double oven, separate five ring induction hob with stainless steel splash-back. Provision for a freestanding fridge freezer. The kitchen area has a ceiling light fitting, smoke alarm, heat sensor, and a uPVC double glazed window to the front elevation. The dining area has two further ceiling light fittings, a double panel radiator and sufficient space for a large dining table and chairs. This flows through to an equally generous living area with a further ceiling light fitting, double panel radiator, TV point and superb, BI-FOLD DOORS. Opening out onto a paved seating area, within the well-appointed rear garden. Access into the separate utility room. Max measurements provided.

UTILITY ROOM: 6'7 x 4'7 (2.01m x 1.40m)

A useful and functional space. Providing a fitted work surface, under counter plumbing/ provision for a washing machine/tumble dryer, a single panel radiator, ceiling light fitting and access to the 'IDEAL' gas fired boiler. An external door to the rear elevation leads into the garden.

FIRST FLOOR LANDING: 10'6 x 9'8 (3.20m x 2.95m)

Providing carpeted flooring. Stairs rising to the second floor with an open-spindle balustrade and oak handrail. A ceiling light fitting, smoke alarm, double panel radiator and a fitted airing cupboard, housing the large hot water cylinder. Access into the family bathroom and four of the six versatile bedrooms. Max measurements provided.

MASTER BEDROOM: 15'3 x 12'3 (4.65m x 3.73m)

A large double bedroom. Located at the front of the house. Providing carpeted flooring, a single panel radiator, a uPVC double glazed window to the front elevation. Access into the en-suite shower room and walk in wardrobe. Max measurements provided.

WALK-IN-WARDROBE: 6'9 x 5'9 (2.06m x 1.75m)

With carpeted flooring, a ceiling, light fitting and ample internal storage space.





MASTER EN-SUITE:

Of luxurious modern design. Providing wood-effect tiled flooring. A low-level W.C with integrated push-button flush, wall mounted ceramic wash hand basin with chrome mixer tap and a double fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash-backs. Complementary floor to ceiling tiled feature wall. Chrome heated towel rail, shaver point, recessed ceiling spot lights, and extractor fan. Obscure uPVC double glazed window to the rear elevation.

10'7 5/3 (3.23m 1.60m)

BEDROOM FOUR:

A further double bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator, and a fitted wardrobe with glass partitioned sliding doors. uPVC double glazed window to the front elevation, with unspoiled tree-lined outlook.

11'6 x 10'6 (3.51m x 3.20m)

BEDROOM FIVE:

An additional double bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, a single panel, radiator, and uPVC double glazed window to the front elevation, with an idyllic outlook.

9'7 x 8'10 (2.92m x 2.69m)

STUDY/ BEDROOM SIX

A well-proportioned bedroom. Located at the rear of the house. Offering great versatility and scope to be utilised as a home office/study. Providing carpeted flooring, a single panel radiator, a ceiling light fitting and uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided. Width narrows to 6'9 ft. (2.06m).

11'6 x 10'6 (3.51m x 3.20m)

FIRST FLOOR FAMILY BATHROOM:

Of attractive modern design. Providing wood effect tiled flooring. A panelled bath with wall inset chrome mixer tap and mains shower facility. Attractive patterned floor to ceiling wall tiles to splash-backs and a clear glass wall mounted shower screen. A low-level W.C with integrated push-button flush and a wall mounted ceramic wash hand basin with chrome mixer tap. A double fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash backs. A chrome heated towel rail, shaver point, recessed ceiling spotlights, extractor fan, and obscure uPVC double glazed window to the rear elevation.

10'7 6'4 (3.23m 1.93m)

SECOND FLOOR LANDING:

With carpeted flooring, an oak staircase with open spindle balustrade, a ceiling, light fitting, a single panel radiator, two large walk-in storage cupboards, with double doors. The landing hosts access into the stylish shower room and two further double bedrooms. Max measurements provided.

12'10 x 5'3 (3.91m x 1.60m)

BEDROOM TWO:

A substantial dual-aspect double bedroom. Providing carpeted flooring, a ceiling light fitting, and a single panel radiator. uPVC double glazed window to the front elevation. Double glazed door, Velux roof-light to the rear elevation. Max measurements provided. Length reduces to 15'6 ft. (4.72m).

20'7 x 12'5 (6.27m x 3.78m)

BEDROOM THREE:

A final double bedroom. Providing carpeted flooring, a ceiling light fitting, single panel, radiator, uPVC double glazed window to the front elevation, and a Velux roof-light to the rear elevation. Max measurements provided. Length reduces to 15'6 ft. (4.72m).

20'7 x 9'3 (6.27m x 2.82m)

SECOND FLOOR SHOWER ROOM:

Of stunning contemporary design. Providing wood-effect tiled flooring. A low-level W.C with integrated push-button flush, a wall mounted ceramic wash, hand basin with chrome mixer tap and stylish, medium height feature wall tiling. A double fitted shower cubicle with mains shower facility, an eye-catching ceramic floor to ceiling wall tiled splash-backs. Chrome heated towel rail, shaver point, recessed ceiling spot-lights, extractor fan, and Velux roof-light to the rear elevation.

9'4 x 6'0 (2.84m x 1.83m)

DETACHED DOUBLE GARAGE:

20'7 x 20'4 (6.27m x 6.20m)

Of detached brick built construction with a pitched tiled roof. EV car charging point to the front elevation. The garage is accessed via two manual up/over garage doors. Providing power, lighting, a separate electrical RCD, consumer unit and overhead eaves storage space. A clear uPVC double glazed left sided personnel, gives access into the garden.

EXTERNALLY:

The property enjoys a peaceful, popular and attractive position in the heart of the popular development, at the head of the cul-de-sac. The front of the property is accessed via a shared block-paved driveway. A paved pathway leads to the front entrance door, with external wall light and pitched roof storm canopy. The front garden is laid to lawn with an array of established shrubs and a fenced front boundary. The block paved driveway to the right side elevation, leads down to a private multi-car tarmac driveway. Providing off-street parking for a number of vehicles. Giving access into the detached double garage, with EV charging point. A secure timber rear access gate leads into the well-appointed and fully enclosed rear garden. Predominately laid to lawn with a central paved pathway, leading to a small paved patio. Accessed from the French doors in the living room. There is an additional paved seating area. Accessed from the BI-FOLD DOORS within the open-plan family kitchen. There is an outside tap, double external power socket and fully fenced side/ rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an EV charging point 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: 2,182 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'



EPC: Energy Performance Rating: 'B' (86)

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.

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.

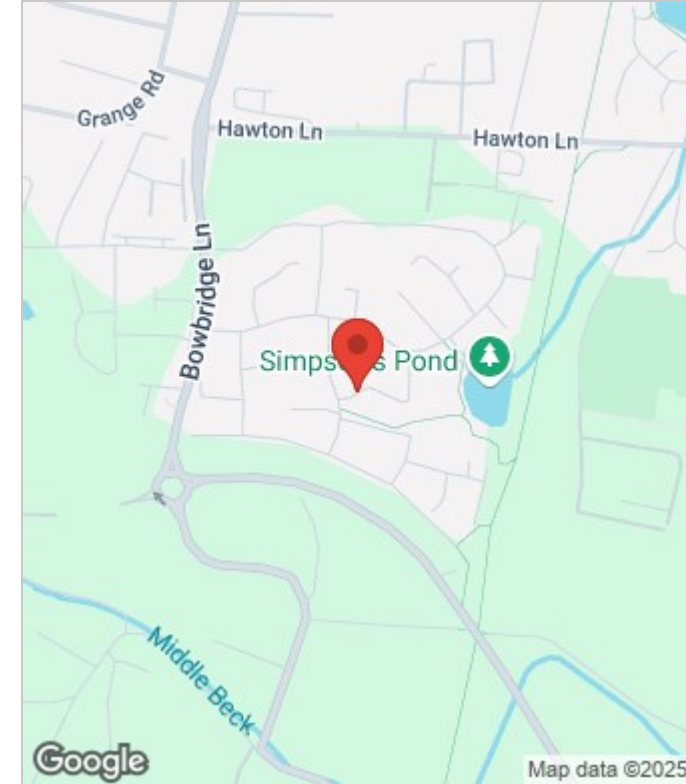
Money Laundering Regulations:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(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	