



The Retreat, Staythorpe Road, Averham, Newark

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OLIVER REILLY



# The Retreat, Staythorpe Road, Averham, Newark

Offers in excess of £150,000

- CASH BUYERS ONLY
- Private Two Double Bedroom Home
- Idyllic Non-Estate Setting
- Extensive Driveway & Detached Workshop
- A SUPERB OPPORTUNITY!
- Non-Standard Construction Bungalow
- Huge Development Potential (STPP)
- Approx. 0.31 Of An Acre Plot
- Close Proximity To Main Road Links
- Tenure: Freehold EPC 'E'

**\*\*CASH BUYERS ONLY\*\* AN INCREDIBLE OPPORTUNITY...! TO CREATE A NEW BEGINNING!**

This is an extremely exciting and rare opportunity to acquire a detached home, of non-standard construction, beautifully situated, enjoying a ray of tranquility, with a wonderfully established, highly private and peaceful plot. The property itself provides an alluring homely vibe, apparent from the outset, comprising: two double bedrooms, a three-piece bathroom, galley kitchen, which is open plan to a dual-aspect dining room and separate dual-aspect living room. The bungalow requires a considerable degree of modernisation, which may be more beneficial to demolish, start afresh, or renovate and extend, subject to planning approvals. 'The Retreat' stands on an approximate 0.31 of an acre plot, which is ripe for development, subject to relevant planning approvals being met, with considerable opportunities to construct one or two residential homes. The property is located on the outskirts of Newark-on-Trent, with ease of access onto the A617, A46 and A1. There is currently a detached external utility with power and light, housing a modern oil-fired Worcester boiler (2017), and a separate 33.5 ft detached timber workshop, also providing power and lighting. There are attractive and established wrap-around gardens, which have been beautifully maintained, enhancing the wealth of idyllic serenity. The bungalow is not on mains drains and provides a septic tank. Internal viewings are essential to appreciate the magnitude of this exceptionally outstanding opportunity, allowing a purchaser(s) to see the full sense of possibilities available. Available to CASH BUYERS ONLY. Priced accordingly for a QUICK SALE!



<b>Entrance Porch:</b>	5'9 x 2'10 (1.75m x 0.86m)
<b>Side Porch:</b>	9'9 x 2'10 (2.97m x 0.86m)
<b>Master Bedroom:</b>	13'2 x 11'9 (4.01m x 3.58m)
Max measurements into bay-window.	
<b>Kitchen:</b>	14'6 x 7'2 (4.42m x 2.18m)
<b>Open Plan Dining Area:</b>	9'1 x 7'2 (2.77m x 2.18m)
<b>Living Room:</b>	16'1 x 9'10 (4.90m x 3.00m)
<b>Bedroom Two:</b>	13'10 x 9'9 (4.22m x 2.97m)
Max measurements provided.	
<b>Bathroom:</b>	9'10 x 5'5 (3.00m x 1.65m)
<b>Detached Utility &amp; Store:</b>	14'7 x 9'5 (4.45m x 2.87m)
Providing power and lighting, with access to the property's oil-fired central heating boiler. Max measurements provided.	
<b>Detached Timber Workshop:</b>	33'5 x 15'0 (10.19m x 4.57m)
Providing power and lighting.	

**Externally:**

The property stands on a superb 0.31 of an acre private plot. Ensuring a high degree of tranquility and privacy. The front aspect offers a winding gravelled driveway, which in-turn leads into a substantial detached timber workshop. There is also a separate detached utility, which also has power and lighting. There is a beautifully landscaped front garden, with a range of planted borders and mature trees. The rear garden is predominantly laid to lawn, with a range of mature trees. The plot provides excellent development potential. Subject to relevant planning approvals via the local authority.





#### Services:

Mains water and electricity are all connected. The property also provides drainage via a septic tank and oil-fired central heating via a modern-day Worcester boiler along with single 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.

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

**Approximate Size:** 746 Square Ft.

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax:** Band 'B'

**EPC:** Energy Performance Rating: 'E'

**Local Information & Amenities:** Averham

The charming and quiet semi-rural village of Averham is located within close proximity into Newark Town Centre, hosting two train stations. Newark Northgate to London Kings Cross is accessible in just over 75 minutes. The village allows immediate access onto the A617, leading to Mansfield and the Minster town of Southwell, hosting a wide array of amenities and shopping facilities. The neighbouring village of Fiskerton has a railway station, with a regular service to Nottingham. There is ease of access to the A46 and onto the A1. The village provides a regular bus service and enjoys a well-supported Church.

**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:**

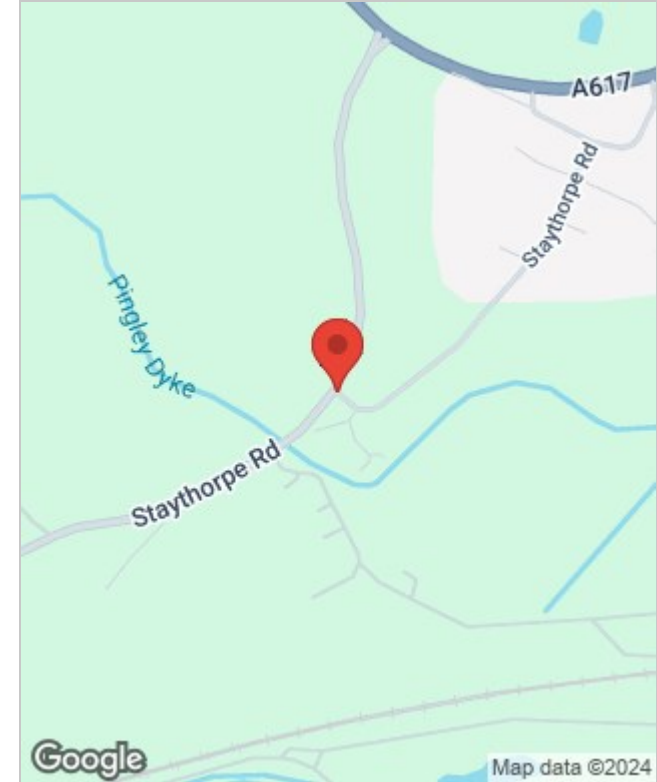
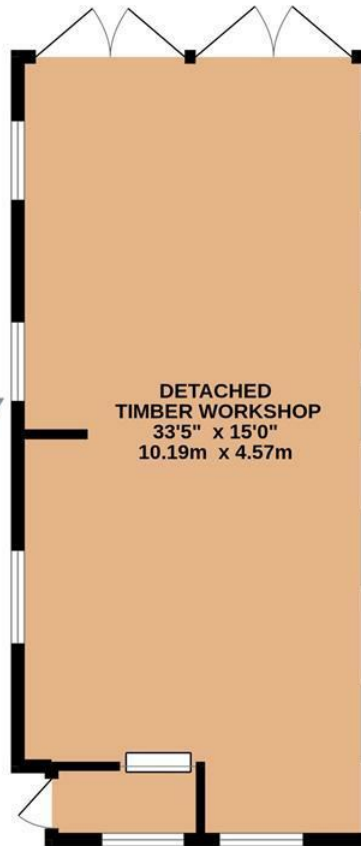
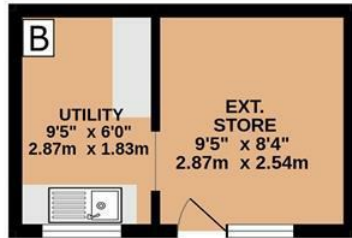
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	