



The Paddocks, Newark

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The Paddocks, Newark

Offers in excess of £300,000



ENTRANCE HALL: 12'6 x 6'9 (3.81m x 2.06m)

Accessed via a secure uPVC front entrance door with obscure uPVC double glazed side panel to the front elevation. Providing carpeted flooring, stairs rising to the first floor with two handrails. A wall-mounted central heating thermostat, ceiling light fitting, smoke alarm, double panel radiator, telephone point, access into the living room, dining room, breakfast, kitchen, and ground floor W.C.

GROUND FLOOR W.C.: 8'3 x 3'10 (2.51m x 1.17m)

With parquet-style vinyl flooring. Providing a low-level W.C with levered flush. A pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

LIVING ROOM: 12'10 x 12'8 (3.91m x 3.86m)

A generous dual- aspect reception room. Providing carpeted flooring, two ceiling light fittings, two large single panel radiators, a TV point and a central feature fireplace. Housing an inset gas coal-effect fire, with a raised granite hearth and decorative oak surround. Large uPVC double glazed window to the front elevation, uPVC double glazed sliding patio doors open out into the well-appointed and highly private garden. Open-plan access through to the dining area.

DINING ROOM: 19'5 x 8'10 (5.92m x 2.69m)

A further generous reception space. Providing continuation of the carpeted flooring. A single panel radiator, ceiling light fitting, TV point. Obscure internal single glazed window into the entrance hall. Obscure glass serving hatch. uPVC double glazed window to the rear elevation.

DINING KITCHEN: 15'9 x 8'10 (4.80m x 2.69m)

A well-appointed space. Providing parquet-style vinyl flooring. The extensive fitted kitchen houses a range of complementary wall and base units with walled tiled splash-backs and laminate wood-effect roll-top work-surfaces over. Inset stainless steel sink with chrome mixer tap and double drainer. Integrated 'HOTPOINT' electric oven with four ring ceramic hob over and concealed extractor hood above. Under counter provision/plumbing for washing machine, fridge and freezer. Access to the concealed 'VIEMANN' boiler. Sufficient space for a dining table and chairs. Double panel radiator, two ceiling light fittings, wall-mounted central heating/hot water control panel. Large uPVC double glazed window to the rear elevation, overlooking the lovely private garden. Obscure uPVC double glazed side elevation. 'An obscure uPVC double glazed side door gives access into the garden.

FIRST FLOOR LANDING: 9'3 x 3'3 (2.82m x 0.99m)

With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point and a fitted airing cupboard. Housing the hot water cylinder. Access into the family bathroom and all four well-proportioned bedrooms.

MASTER BEDROOM: 12'10 x 12'8 (3.91m x 3.86m)

A lovely DOUBLE bedroom, providing carpeted flooring, a large single panel radiator, ceiling light fitting and a walk-in wardrobe with carpeted flooring and clothes hanging facilities. Large uPVC double glazed window to the front elevation.

BEDROOM TWO: 12'8 x 12'3 (3.86m x 3.73m)

A generous DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, large single panel radiator, fitted over stairs storage cupboard and two fitted single wardrobes with attached overhead storage cupboards. Large uPVC double glazed window to the front elevation.

- SPACIOUS DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- INTEGRAL SINGLE GARAGE & DRIVEWAY
- SCOPE TO ADAPT & MODERNISE
- FOUR BEDROOMS
- SPACIOUS DINING KITCHEN
- GENEROUS LIVING & DINING ROOM
- GENEROUS PLOT & PRIVATE REAR GARDEN
- NO CHAIN! Tenure: Freehold EPC 'C' (71)

A HOME FULL OF ENDLESS POSSIBILITIES...! **NO CHAIN**

Feast your eyes on this Impressive detached family-sized residence. Primed and ready for you to inject your own personality! This warm and welcoming home is pleasantly situated in a HIGHLY REGARDED and immensely sought-after location, within the fashionable London Road vicinity, close to Newark Town Centre.

The property stands proud on a captivating 0.10 of an acre plot and retains a wonderful degree of internal and external potential. The well-proportioned bright and airy layout comprises: Inviting entrance hall, ground floor W.C, spacious dining kitchen and a large living room, open plan to an equally sizeable dining room. The first floor landing hosts a three-piece family bathroom and FOUR WELL-APPOINTED BEDROOMS. Two of which hosts extensive fitted wardrobes.

Externally, the property commands an enviable position within a charming cul-de-sac setting Greeted via a multi-car driveway, with carport and access into an integral single garage. Providing power and lighting. The bright and beautiful rear garden boasts ample external space, scope to extend (subject to planning approvals) and a wonderfully unspoiled outlook behind. Ensuring a high-degree of privacy, all year round.

Further benefits of this charming family home, ready and waiting for YOU to spark a new lease of life include uPVC double glazing throughout and gas fired central heating, via a recently serviced boiler. Make the most of this amazing opportunity and turn this house into YOUR FOREVER HOME..! Marketed with NO ONWARD CHAIN..!



**BEDROOM THREE:**

10'1 x 8'10 (3.07m x 2.69m)

Providing carpeted flooring, a ceiling light fitting, large single panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the lovely rear garden.

BEDROOM FOUR:

9'2 x 8'10 (2.79m x 2.69m)

With carpeted flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed to the rear elevation. Overlooking the garden.

FAMILY BATHROOM:

9'3 x 5'5 (2.82m x 1.65m)

With carpeted flooring, a wooden panelled bath with chrome taps and mains shower facility. Floor to ceiling wall tiling and a wall mounted shower screen. Low-level W.C with levered flush. Ceramic wash, hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with side-by-side shelving. Medium height wall tiling, ceiling light fitting, double panel radiator, wall mounted pull-cord light and an obscure uPVC double glazed window to the rear elevation. Max measurements provided.

INTEGRAL SINGLE GARAGE:

16'10 x 8'3 (5.13m x 2.51m)

Accessed via a manual up/over garage door. Providing power, lighting, access to the electrical consumer unit and gas meter. Single glazed wooden window to the right side elevation. The garage benefits from great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

EXTERNALLY:

The front aspect is greeted with a generous frontage. Providing dropped kerb vehicular access onto a multi-car concrete driveway, with access into the integral garage and up to an attached carport, with ceiling light. The front garden is predominantly laid to lawn with a mature tree and range of established bushes and shrubs. There is great scope to extend the driveway space if required. There are open front and side boundaries.

A concrete pathway to the right side aspect leads to a secure timber gate, with gravel borders and established hedgerow, leading into the well-appointed and highly private rear garden. Predominantly laid to lawn with established wrap-around planted borders, hosting a range of plants, shrubs and bushes. There is a side security light, cold water tap, fully fenced side and rear boundaries with an unspoiled tree-lined outlook to behind.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden window in the integral garage.

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: 1,368 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 'D'**EPC: Energy Performance Rating: 'C' (71)**

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 for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on one of the Towns most sought after streets, with ease of access onto the Sustrans National cycle track, which proves ever popular for active walkers and cyclists, with useful access into the centre of Newark, accompanied by a delightful glimpse of nature along the way. The Town itself offers many tourist attractions and many events taking place at 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 marketplace 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 train 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 an 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:

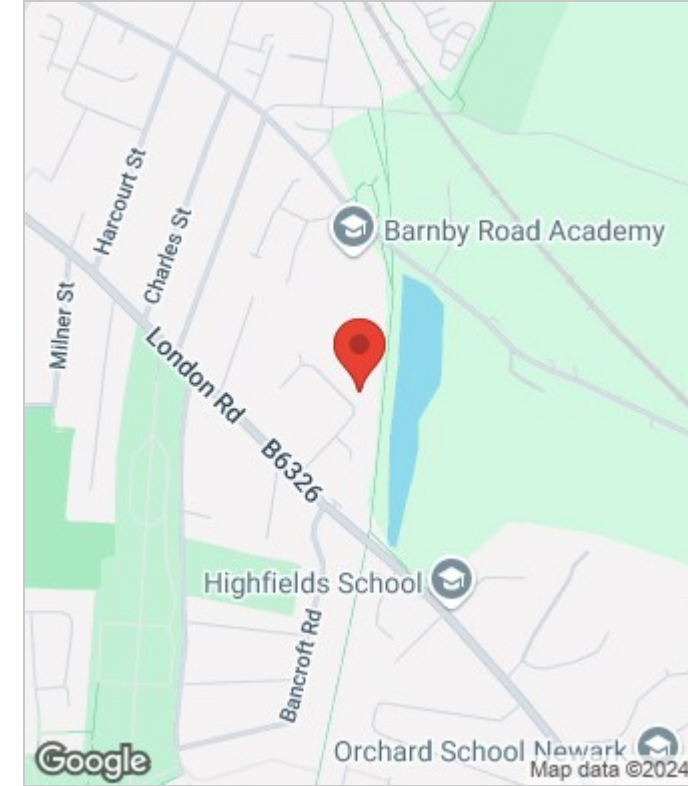
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) A		
(81-91) B		83
(69-80) C	71	
(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	