



Farndon Road, Newark

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 OLIVER REILLY



# Farndon Road, Newark

Guide Price £300,000 - £325,000

- STUNNING SEMI-DETACHED HOME
- CLOSE TO TOWN & MAIN ROADS
- FABULOUS CONTEMPORARY DINING KITCHEN
- INTEGRAL GARAGE & EXTENSIVE GATED DRIVEWAY
- EXCEPTIONAL PRESENTATION & EXQUISITE MODERN DESIGN
- FOUR DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- GORGEOUS, SPACIOUS & SOUTH FACING REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C' (75)

Guide Price: £300,000-£325,000. BIG, BRIGHT, BEAUTIFUL... & CHAIN FREE..!!  
 A CHARISMATIC CONTEMPORARY STUNNER AWAITS.. Create your next chapter inside this wonderful aesthetically pleasing semi-detached residence. Promising MORE THAN MEETS THE EYE.. with an expansive, flexible and delightfully free-flowing internal design. Spanning in the region of 1,600 square/ft of space! Perfect for any growing family to utilise and enjoy. The property stands proud with a prominent frontage, in a centrally situated, non-estate location. Boasting ease of access to a wide array of local amenities. Including ease of access onto the A46, A1 and a short walk to Newark Town Centre. This STAND OUT HOME! Is a real credit to the existing owner Proudly presenting SHOW HOME QUALITY from the moment you step inside. The extensive living accommodation comprises: Inviting entrance hall, ground floor W.C, SUBLIME MODERN DINING KITCHEN. Large living room and a separate dining room. The first floor landing enjoys a lovely seating area. Leading into a fabulous three-piece bathroom and FOUR DOUBLE BEDROOMS. The master bedroom is further enhanced by a superb en-suite shower room and captivating outlook to the rear. Externally, the property stands on a wonderful 0.11 of an acre plot. The front aspect is greeted via an electric gated entrance, onto a HUGE MULTI-CAR DRIVEWAY. Boasting AMPLE OFF-STREET PARKING. Sufficient for a caravan/ motor home. Giving access into the integral single garage, which could be utilised into additional living space. If required. Subject to relevant approvals. The professionally landscaped SOUTH-FACING REAR GARDEN is a joy to behold. Enjoying two secluded composite decked seating areas. Promoting minimal maintenance and maximum privacy, with an unspoiled outlook behind. Further benefits of this exceptional home include uPVC double glazing, an alarm system and gas central heating via a modern boiler. Installed in 2023. Internal viewings are truly ESSENTIAL! \*\*NO CHAIN!\*\*



**ENTRANCE HALL:** 17'7 x 10'3 (5.36m x 3.12m)

Accessed via a complementary painted and obscure composite front entrance door. The highly inviting reception hallway provides stylish wood-effect LVT flooring, a double panel radiator, two ceiling light fittings, smoke alarm, PIR alarm sensor, wall mounted alarm control panel, carpeted stairs with open-spindle balustrade and handrail, rising to the first floor with a useful under-stairs storage cupboard with sensor light. Access into the integral garage, both reception rooms, dining kitchen and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 5'9 x 3'6 (1.75m x 1.07m)

Accessed via a complementary oak internal door. Wood-effect LVT flooring. A low-level W.C with integrated push-button flush, ceramic wash and basin with chrome mixer tap and partial splash back. Inset to a fitted vanity storage unit. Double panel radiator, ceiling light fitting, extractor fan, and an obscure uPVC double glazed window to the side elevation.

**CONTEMPORARY DINING KITCHEN:** 16'6 x 9'9 (5.03m x 2.97m)

Accessed via a complementary oak internal door. Providing wood-effect LVT flooring. The extensive fitted kitchen is of stylish modern design, boasting a vast range of attractive white high gloss wall and base units with patterned laminate roll-top work surfaces over and black wall tiled splash-backs. Inset 'FRANKE' 1.5 double sink with chrome mixer tap and drainer. Integrated medium height electric oven and separate four ring ceramic hob with stainless steel splash-back and extractor hood above. Under-counter plumbing/provision for a washing machine and freestanding American-style fridge freezer. Sufficient space for a dining table and chairs. Access to the concealed 'GLOW-WORM' boiler. Double panel radiator, ceiling light fitting, wall-mounted electrical, RCD consumer unit. uPVC double glazed window to the rear elevation. An obscure painted composite side external door gives access into the garden.

**GENEROUS LIVING ROOM:** 16'6 x 12'9 (5.03m x 3.89m )

Accessed via an oak internal door. A generous family sized reception room. Providing complementary wood-effect LVT flooring, a ceiling light fitting, double panel radiator, PIR alarm, sensor, TV/Internet connectivity point, and uPVC double glazed French doors with inset vertical day/night blinds and uPVC double glazed full height side panels, opening out onto the large composite decked outdoor entertainment area.

**DINING ROOM:** 11'6 x 9'5 (3.51m x 2.87m)

A lovely multi-purpose reception room. Currently used as a dining room. With continuation of the wood-effect LVT flooring, a ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation. Overlooking the large driveway.

**FIRST FLOOR LANDING:** 18'4 x 6'3 (5.59m x 1.91m)

A well-appointed space. Providing grey carpeted flooring, a double panel radiator two ceiling light fittings, smoke alarm, PIR alarm sensor, large loft hatch access point, provision for a wall-mounted speaker, fitted airing cupboard with carpeted flooring and double panel radiator and extensive shelving. Open spindle balustrade with seating area and obscure uPVC double glazed window to the side elevation. Access into the family bathroom and all FOUR DOUBLE BEDROOMS. Max measurements provided.

**MASTER BEDROOM:** 13'4 x 12'1 (4.06m x 3.68m)

Accessed via a complementary oak internal door. A generous DOUBLE bedroom. Located at the rear of the property. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator, telephone connectivity point, provision for large freestanding wardrobes with sliding doors and two bedside cabinets. uPVC double glazed window to the rear elevation, enjoying an outlook over the established and private garden. Access into the en-suite shower room.





**EN-SUITE SHOWER ROOM:**

9'8 x 4'1 (2.95m x 1.24m)  
 Accessed via a complementary oak internal door. Providing wood effect LVT flooring. A large double fitted shower cubicle with sliding door, mains shower facility and high-level aqua boarding. A low-level W.C with integrated push-button flush. White ceramic wash hand basin with chrome mixer tap and partial tiled splash-backs. Inset to a fitted vanity drawer storage unit. Provision for a wall mounted illuminated mirrored vanity storage cabinet. Chrome heated towel rail. Wall mounted storage unit. White pVC ceiling cladding with recessed ceiling light fitting, extractor fan, and obscure uPVC double glazed window to the side elevation.

**BEDROOM TWO:**

16'6 x 9'5 (5.03m x 2.87m)  
 Accessed via complementary oak internal door, An extensive DOUBLE bedroom. Providing carpeted flooring, ceiling light fitting, double panel radiator, provision for extensive freestanding wardrobes. uPVC double glazed window to the rear elevation, enjoying an outlook over the beautifully landscaped rear garden.

**BEDROOM THREE:**

13'9 x 9'5 (4.19m x 2.87m)  
 Accessed via an oak internal door. A further DOUBLE bedroom. Providing grey carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation, overlooking the extensive electric gated driveway.

**BEDROOM FOUR:**

13'4 x 7'8 (4.06m x 2.34m)  
 Accessed via an oak internal door. A further DOUBLE bedroom, with carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

**FAMILY BATHROOM:**

9'8 x 7'5 (2.95m x 2.26m)  
 Accessed via an oak internal door. Of stylish contemporary design. Providing wood-effect LVT flooring. An over-sized bath with chrome taps, mains shower facility, wall-mounted clear glass shower screen and extensive black and white wall tiling. Low-level W.C with integrated push-button flush and a pedestal wash and basin with chrome mixer tap and partial wall tiled splash backs. White pVC ceiling cladding with light fitting, extractor fan, pull-cord wall light, double panel radiator, and an obscure uPVC double glazed window to the side elevation. Max measurements provided.

**INTEGRAL SINGLE GARAGE:**

17'7 x 9'4 (5.36m x 2.84m)  
 Accessed via a composite up/over garage door. Providing power and lighting with various ceiling strip lights. Offering excellent scope go to be utilised into additional living accommodation. Subject to relevant approvals. A Complementary oak internal fire door leads into the entrance hall.

**EXTERNALLY:**

The property is centrally positioned for ease of access to Newark Town Centre and onto the A46. The front aspect is greeted with dropped kerb vehicular access onto an electric gated and hugely SUBSTANTIAL tarmac driveway. Emphasized with parking for a high number of vehicles. Including a caravan/ motor home. There are part walled and wrought-iron railed front and left side boundaries. A fully fenced right side boundary. Access into the integral single garage and to the front entrance door, with external security light and storm porch. A secure right-sided timber access gate opens onto a gravelled pathway with external side light and concealed gas/electricity meter boxes. Leading down to the wonderfully landscaped, beautifully established and highly private, SOUTH-FACING low maintenance rear garden. Enjoying an extensive composite decked outdoor entertainment area with wall mounted awning. External power point and a cold water tap. The garden has been cleverly sectioned with partial gravelled area with provision for a garden shed. The majority of the garden is predominantly laid with decorative slate chippings with an additional composite decked seating area at the bottom of the garden, catching the remainder of the afternoon sun. There are a variety of established plants bushes and shrubs, an unspoiled outlook to the rear and fully fenced side/rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern boiler. Installed in 2023, with NEST system 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: 1,610 Square Ft.**

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

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'C' (75)**

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 with ease of access onto the A46 and A1. Set along the banks of the River Trent. 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.



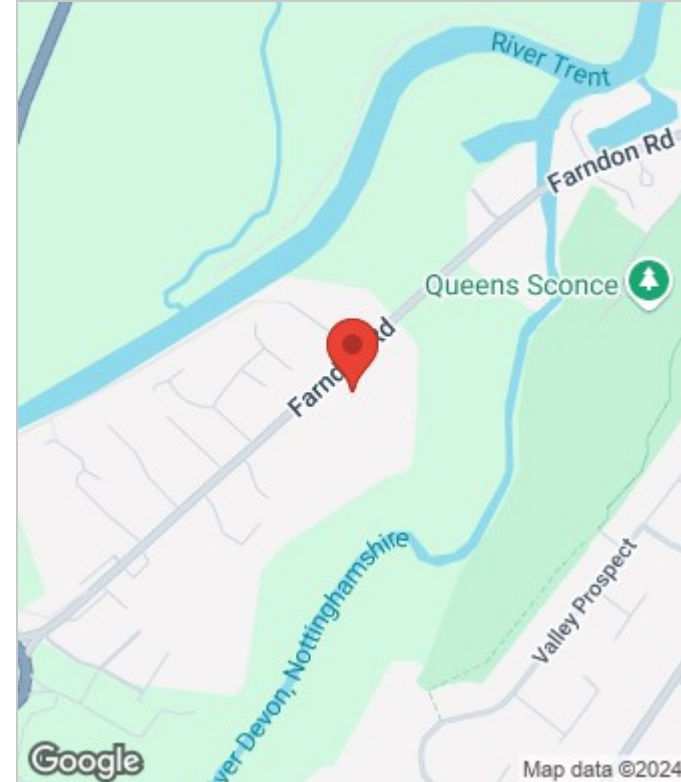


**Money Laundering Regulations:**

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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	75	82

**England & Wales** EU Directive 2002/91/EC