



Fairway, Newark

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OLIVER REILLY 







# Fairway, Newark

Guide Price £170,000 - £180,000

- SEMI-DETACHED CHALET HOME
- LOVELY LOCATION CLOSE TO TOWN CENTRE
- GENEROUS LIVING ROOM
- LOW-MAINTENANCE ENCLOSED GARDEN
- SCOPE TO MAKE YOUR OWN MARK!
- TWO/ THREE BEDROOMS
- FITTED KITCHEN & MODERN WET ROOM
- HIGHLY ADAPTABLE LAYOUT
- EXTENSIVE DRIVEWAY, CARPORT & GARAGE
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £170,000 - £180,000. MAKE WAY... FOR FAIRWAY...! LOCATION! LOCATION! LOCATION!!! This highly versatile semi-detached chalet home enjoys a wonderful residential position, close to Newark Town Centre, an array of excellent amenities and main road links. Situated within the popular 'Hawton Road' vicinity. This attractive home boasts excellent living flexibility, to suit a variety of individual purposes and holds great scope to be adapted and improved further. The well-appointed internal accommodation comprises: Kitchen, generous lounge/diner, inner hallway, large ground floor DOUBLE bedroom, or additional reception room, with French doors into the garden and a stylish modern wet room. The first floor hosts TWO DOUBLE BEDROOMS. Externally, the property occupies a well-appointed plot. Ensuring AMPLE OFF-STREET PARKING. Via a double gated entrance, with further access to a large carport and a DETACHED GARAGE. The low-maintenance rear garden is a lovely private space. Primed for you to inject your own personality! Further benefits of this smashing semi-detached home include uPVC double glazing and gas fired central heating, via a modern combination boiler. This really is an EXCELLENT FIND. In a highly renowned location. Primed and ready for you to make your own mark! Marketed with **\*\*NO ONWARD CHAIN!\*\***



**KITCHEN:** 12'7 x 8'2 (3.84m x 2.49m)

Accessed via an obscure uPVC double glazed side entrance door. Hosting a well-appointed space providing a beech-effect laminate flooring. The fitted kitchen houses a range of wall and base units with patterned wood-effect laminate roll-top work-surfaces over and black patterned wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated 'SIEMENS' medium height electric oven and separate 'NEFF' ceramic hob with extractor hood above. Under-counter plumbing/provision for a washing machine and freestanding fridge freezer. Access to the 'VIEMANN' gas combination boiler. Telephone connectivity point, ceiling light fitting, carbon monoxide alarm, obscure uPVC double glazed window to the side elevation and a painted uPVC double glazed window to the front elevation.

**LOUNGE/DINER:** 19'1 x 13'1 (5.82m x 3.99m)

A generous multi-purpose reception room. Providing carpeted flooring, two ceiling light fittings, a large single panel radiator, sufficient living and dining space. Useful under-stairs storage cupboard. Exposed brick fireplace with raised stone hearth and provision for a freestanding electric fire. Telephone/TV connectivity point, and a large painted uPVC double glazed window to the front elevation. Max measurements provided.

**INNER HALL:** 6'4 x 6'2 (1.93m x 1.88m)

With continuation of the beech effect laminate flooring, a ceiling light fitting, smoke alarm, single panel radiator, and a fitted storage cupboard. Housing the electrical RCD consumer unit and electricity meter. There is a uPVC double glazed window to the side elevation. carpeted stairs rise to the first floor.

**GROUND FLOOR BEDROOM/ RECEPTION ROOM:** 12'6 x 10'10 (3.81m x 3.30m)

A generous DOUBLE bedroom. Providing multi-purpose potential, to be utilised as a spacious and additional reception room. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed rear external door with full height uPVC double glazed window to the rear elevation. Giving access into the enclosed private rear garden.

**GROUND FLOOR WET ROOM:** 6'9 x 6'3 (2.06m x 1.91m)

Complementary modern design of full wet room design. Providing waterproof flooring. Floor to ceiling white wall tiling, walk-in mains shower facility, low-level W.C with integrated push-button flush and a wall mounted ceramic wash and basin with chrome mixer tap. Chrome heated towel rail, ceiling light fitting, and an obscure uPVC double glazed window to the side elevation.

**FIRST FLOOR LANDING:** 11'0 x 5'10 (3.35m x 1.78m)

With carpeted flooring, ceiling light fitting, smoke alarm, loft hatch access point and a large, uPVC double glazed window to the rear elevation.

**BEDROOM TWO:** 14'10 x 7'10 (4.52m x 2.39m)

A well-appointed double bedroom, providing carpeted flooring, a single panel radiator, ceiling light fitting, front and rear eaves storage cupboards A large painted uPVC double glazed window to the side elevation.

**BEDROOM THREE:** 10'10 x 10'10 (3.30m x 3.30m)

An additional DOUBLE bedroom, providing carpeted flooring, a single panel radiator, ceiling light fitting, and a fitted storage cupboard with inset shelving. Large painted uPVC double glazed window to the front elevation.





#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from the Town Centre and the delightful Sconce and Devon park, perfect for idyllic walks with the dog! 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, 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 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.

#### ATTACHED CARPORT:

Accessed via secure wrought-iron double gates. Providing further parking, leading down to the detached garage. There is an external light, cold water tap and concealed gas meter. Enjoying scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

#### DETACHED GARAGE:

Of concrete sectional design. Accessed via a manual up/ over garage door. uPVC double glazed window to the left side elevation.

#### EXTERNALLY:

The property occupies a desirable position, within a highly renowned residential location. The front aspect is greeted with dropped kerb vehicular access onto a wrought-iron double gated driveway. Ensuring AMPLE OFF-STREET PARKING on a large tarmac driveway. The front garden is predominantly gravelled and of general low-maintenance. Complemented further with a part walled and wrought-iron railed front/ right side boundary and a fenced left side boundary. Secure wrought-iron double gates open into a large carport, with external light, cold water tap and access to the side entrance door. The carport/ extended driveway leads down to the detached garage and into the enclosed rear garden. Predominantly laid to lawn and of general low-maintenance, with provision for a garden shed and a ramp leading to the French doors in the ground floor bedroom/ reception room. The garden has fully fenced side boundaries and a part walled/ fenced rear boundary.

#### 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: 875 Square Ft.

Measurements are approximate and for guidance only.

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

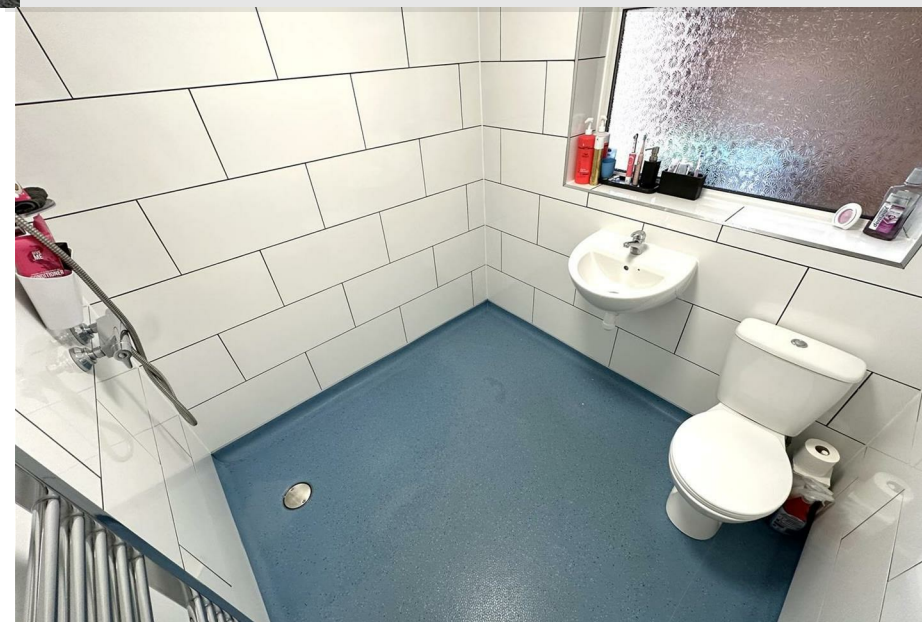
#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (59)

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.



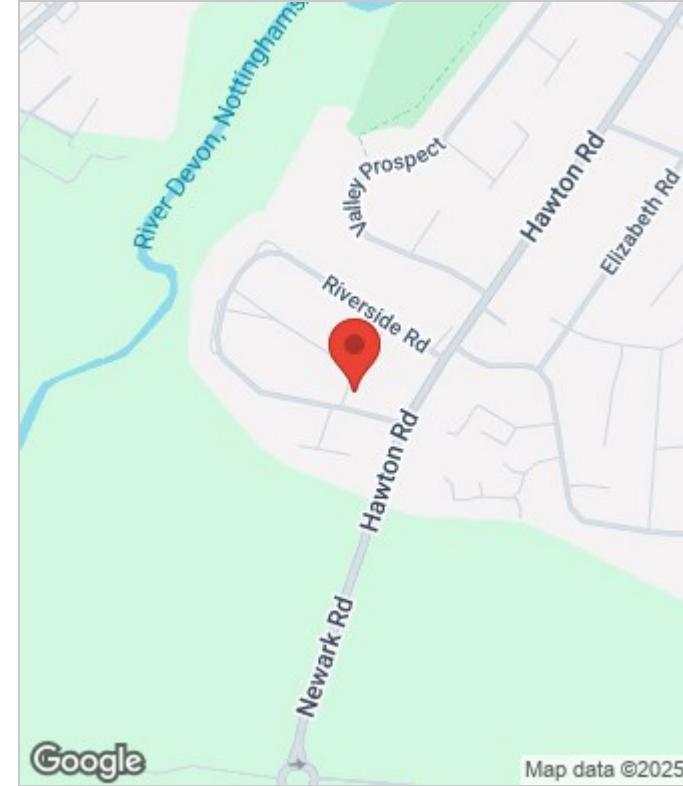
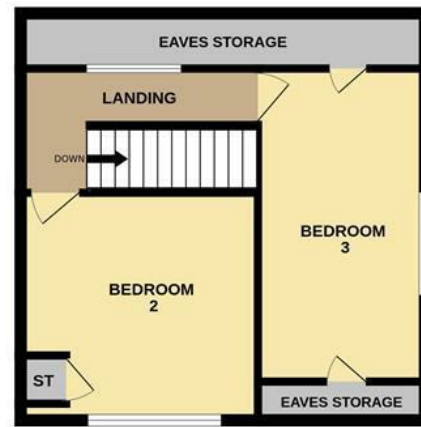






GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	