



Almond Grove, Farndon, Newark

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 OLIVER REILLY



Almond Grove, Farndon, Newark

Guide Price £260,000

- SPACIOUS SEMI-DETACHED HOME
- FOUR/FIVE BEDROOMS
- TWO/ THREE RECEPTION ROOMS & CONSERVATORY
- STUNNING EXTENSIVE MODERN KITCHEN
- EASE OF ACCESS ONTO A46,A1 & TO TOWN CENTRE
- SUBSTANTIALLY EXTENDED ACCOMMODATION
- DESIRABLE VILLAGE WITH AMENITIES
- GF W.C. FIRST FLOOR SHOWER ROOM & EN-SUITE
- WELL-APPOINTED FRONT & REAR GARDENS
- EXCELLENT PRESENTATION! Tenure: Freehold EPC 'bbc'

BRIMMING WITH SPACE, STYLE & VERSATILITY...!
 As up-sizing goes... IT DOESN'T GET MUCH BETTER THAN THIS..! Here we have an excellent example of a substantial family-friendly home. Pleasantly positioned in the heart of a hugely desirable village. Boasting excellent local amenities, idyllic riverside walks and ease of access onto the A1, A46 and to Newark Town Centre. If you are searching for more living space and a vast degree of flexibility, spanning almost 1,500 square/ft. This is the HOME FOR YOU!
 Boasting a generous internal layout combined with a sympathetic contemporary design. The copious free-flowing layout comprises: Entrance porch, an inviting reception hall, large living room with an eye-catching log burner, large dining room, OPEN-PLAN to a lovely sitting area, a ground floor W.C and STUNNING MODERN KITCHEN. Hosting a vast range of integrated appliances. A delightful conservatory and a ground floor DOUBLE bedrooms (5) or additional multi-purpose reception room. The first floor landing leads to an attractive modern shower room, separate W.C and FOUR WELL-PROPORTIONED BEDROOMS. The master bedroom enjoys a lovely, large en-suite bathroom.
 Externally, the property commands an wonderful corner plot position. Promoting a large front garden, with scope to create a driveway. Subject to relevant approvals and a dropped kerb. The delightful and fully enclosed rear garden has been beautifully maintained and is of general low maintenance. Hosting an extensive decked seating area and an unspoiled tree-lined outlook behind.
 Further benefits of this ONE-OF-A-KIND and greatly EXTENDED family home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.
 CREATE LASTING MEMORIES in this all-round excellent residence. Ticking all your MUST HAVE boxes..!



ENTRANCE PORCH: 6'8 x 1'9 (2.03m x 0.53m)
 Accessed via a clear uPVC double glazed front entrance door with uPVC double glazed window to the front elevation. Providing tiled flooring and access into the reception hall.

RECEPTION HALL: 7'9 x 6'7 (2.36m x 2.01m)
 A fantastically inviting entrance space. Providing complementary oak-effect laminate flooring, carpeted stairs with open-spindle, balustrade and handrail, rising into the first floor, a ceiling light fitting, stylish modern radiator and an open archway through to the dining room. Access into the generous living room.

GENEROUS LIVING ROOM: 17'4 x 10'1 (5.28m x 3.07m)
 A spacious reception room. Accessed via a complementary oak internal door. Providing grey carpeted flooring, a low-level double panel radiator, two ceiling light fittings. A wall-inset log burner with raised tiled hearth and a uPVC double glazed window to the front elevation.

OPEN-PLAN DINING/SITTING ROOM: 17'8 x 10'7 (5.38m x 3.23m)
 A large L-shaped multi-purpose living space. Providing continuation of the oak-effect laminate flooring. Enjoying sufficient dining and living space with a ceiling light fitting, large stylish black radiator, uPVC double glazed window to the front elevation. Access to the concealed electrical RCD consumer unit and modern combination boiler. Open archway through to the extensive kitchen. Access into the conservatory and ground floor W.C. Max measurements provided.

GROUND FLOOR WC: 9'6 x 3'2 (2.90m x 0.97m)
 Accessed via a complementary oak Internal door. Providing tiled flooring. A low-level W.C with integrated push-button flush and pedestal wash and basin with chrome mixer tap and grey tiled splash-back. Single panel radiator and a ceiling light fitting.

SPACIOUS MODERN KITCHEN: 17'7 x 11'9 (5.36m x 3.58m)
 A SUPERB Dual-aspect space. Providing complementary oak-effect laminate flooring. The stylish and contemporary kitchen houses, a vast range of grey high gloss base units with various high-level pull-out drawers with patterned flat edge work-surfaces over. Inset 'FRANKE' sink with Flexi-spray, mixer, tap and drainer. Integrated dishwasher, washing machine, medium height electric oven and separate five ring gas hob with glass, splash-back and stylish extractor hood above. Provision for an American-style fridge freezer. Recessed ceiling spotlights. Stylish black vertical radiator uPVC double glazed window to the front and rear elevation. An obscure uPVC double glazed side access door leads into the garden. . Max measurements provided.

CONSERVATORY: 10'7 x 9'5 (3.23m x 2.87m)
 Of part brick and uPVC construction with a sloped to poly-carbonate roof. Providing ceramic tiled flooring, various power points, uPVC double glazed windows to the left side and rear elevation. uPVC double glazed French doors open out onto an extensive decked seating area within the low-maintenance private garden. An obscure glass panelled uPVC double glazed external door opens into the ground floor bedroom/additional reception room.

RECEPTION/GROUND FLOOR BEDROOM (5): 11'11 x 9'8 (3.63m x 2.95m)
 A suitable double bedroom or additional spacious reception room. Providing carpeted flooring, a double panel radiator, ceiling light fitting, loft hatch access point and a uPVC double glazed window to the rear elevation. Enjoying an outlook over the garden. . Max measurements provided.





FIRST FLOOR LANDING:

Providing grey carpeted flooring, two ceiling light fittings, a fitted storage cupboard with shelving. Access into a modern shower room, separate W.C and all four WELL-PROPORTIONED bedrooms.

MASTER BEDROOM:

11'8 x 10'3 (3.56m x 3.12m)

A large DOUBLE bedroom. Accessed via a complementary oak internal door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, uPVC double glazed window to the front elevation and access into the copious en-suite bathroom.

EN-SUITE BATHROOM:

8'9 x 7'1 (2.67m x 2.16m)

Accessed via a complementary oak internal door. A Well-appointed modern space. Providing ceramic tiled flooring. A white ceramic curved double-ended bath with chrome mixer tap and medium high wall tiling. Low-level W.C with integrated push-button flush and a pedestal wash hand basin with chrome mixer tap. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

BEDROOM TWO:

11'10 x 10'1 (3.61m x 3.07m)

Accessed via a complementary oak internal door. A further DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, ceiling light fitting and extensive fitted wardrobes with clothes hanging facilities. uPVC double glazed window to the front elevation.

BEDROOM THREE:

11'2 x 7'10 (3.40m x 2.39m)

Accessed via a complementary oak internal door. A Double bedroom with grey carpeted flooring, single panel radiator, TV point, ceiling light fitting and a uPVC double glazed window to the rear elevation. Max measurements provided.

BEDROOM FOUR:

11'11 x 6'8 (3.63m x 2.03m)

Accessed via an oak internal door. A well-appointed bedroom with carpeted flooring, single panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation.

FAMILY SHOWER ROOM:

5'6 x 5'1 (1.68m x 1.55m)

Of stylish modern design. Providing tiled flooring. A large walk-in shower with electric shower facility and rainfall effect shower-head. Floor to ceiling white wall tiling. Pedestal wash hand basin with chrome taps and partial white wall tiled splash-backs. Low-level chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR W.C:

5'1 x 2'7 (1.55m x 0.79m)

With ceramic tiled flooring, medium height white wall tiling, a low-level W.C with levered flush. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The property occupies a commanding corner plot. The generous front garden is accessed via a wrought iron gate with concrete pathway leading to the front entrance porch. This continues to the left side elevation, with a secure timber access gate into the rear garden. The large front garden is currently laid to lawn with medium height fenced front and side boundaries. Providing excellent scope to create off-street parking. Subject to a dropped kerb and relevant approvals. The rear garden is of general maintenance. Predominantly laid to lawn with an extensive decked seating/entertainment area. Accessed via the uPVC French doors in the conservatory. There is a garden shed, an outside tap, fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler 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: 1,436 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'bbc'- On Order

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: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

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.



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

