



Syerston Way, Newark

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OLIVER REILLY



Syerston Way, Newark

Guide Price £325,000 - £350,000

- LOVELY DETACHED HOME
- HIGHLY SOUGHT-AFTER LOCATION
- GF W.C & UTILITY ROOM
- INTEGRAL GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR BATHROOM & EN-SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC: 'C' (74)

Guide Price: £325,000 - £350,000. TICKING ALL THE BOXES...!

Take a look at this charming detached residence, which offers the perfect blend of comfort and style. Pleasantly positioned within a highly renowned residential location, promising ease of access onto the A1, A46 and to Newark Town Centre. The property is also closely situated within walking distance to Coddington Primary School and Community Centre.

This captivating contemporary GEM welcomes a well thought through layout, of generous proportions and eye-catching modern design, comprising: Entrance porch, an inviting reception hall, ground floor W.C, spacious dining kitchen, separate utility room, large bay-fronted lounge with feature fireplace and fitted shutters. Double doors open into a separate dining room and a delightful conservatory, with a 'Pilkington' tinted solar controlling glass roof. The galleried-style first floor landing hosts a tasteful family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. Two of which enjoy extensive fitted wardrobes. The copious bay-fronted master bedroom boasts a stylish en-suite shower room.

Externally, the property stands proud with a vast degree of kerb appeal. Greeted via an extensive block paved driveway, with parking for up to three vehicles and access into the integral single garage. Providing power, lighting and great scope to be utilised into additional living accommodation. Subject to approvals.

The beautiful landscaped garden is a real credit to the existing owners. Having been lovingly maintained. Hosting a tranquil water feature and a large paved seating area. Accessed via dual-sided French doors, from the conservatory and dining kitchen.

Further benefits of this WHOLESOME FAMILY HOME include uPVC double glazing throughout and gas-fired central heating.

CREATE LASTING MEMORIES inside this picture-perfect property! Ready and waiting for your immediate appreciation.



ENTRANCE PORCH: 4'10 x 2'9 (1.47m x 0.84m)
Providing complementary quarry tiled flooring and an external wall light. Access to the front entrance door.

RECEPTION HALL: 16'6 x 5'9 (5.03m x 1.75m)
Accessed via a part obscure uPVC double glazed front entrance door with obscure uPVC double glazed full height, side panels. The inviting entrance hallway provides complementary wood-effect tiled flooring, carpeted stairs with open spindle balustrade and handrail, rising to the first floor. Low-level under-stairs storage cupboard. A large double panel radiator, two ceiling, light fittings, a wired ceiling smoke alarm and wall-mounted central heating thermostat. Access into both reception rooms, the spacious dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'8 x 2'9 (1.73m x 0.84m)
Enjoying ceramic tiled flooring, a low-level W.C with integrated push-button flush and a triangulated ceramic corner fitted wash hand basin with chrome mixer tap and partial marble-effect wall tiled splash backs. Inset to a fitted vanity storage unit. Double panel radiator, ceiling light fitting, and extractor fan.

SPACIOUS DINING KITCHEN: 16'1 x 10'4 (4.90m x 3.15m)
Of stylish modern design, providing dark ceramic tiled flooring. The spacious fitted kitchen hosts a vast range of grey wall and base units with under-unit wall lighting, laminate roll-top work surfaces over and partial white bevelled-effect tiled splash backs above. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer.
Freestanding 'STOVES' range-style cooker with four ring gas hob and electric double oven with fan and grill. Concealed 'BOSCH' extractor hood above. Under-counter dishwasher and a large American-style fridge freezer. There is sufficient space for a dining table and chairs. Double panel radiator, two ceiling light fittings, uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out onto a lovely paved seating area, within the beautiful landscaped rear garden. Internal access into the utility room. Max measurements provided.

UTILITY ROOM: 5'8 x 4'7 (1.73m x 1.40m)
With continuation of the ceramic tile flooring. Providing a fitted base unit with laminate roll-top work surface over and white wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Under counter plumbing for a washing machine and tumble dryer. Access to the modern 'WORCESTER' boiler, low-level double panel radiator, ceiling light fitting, extractor fan and a uPVC double glazed window to the side elevation.

BAY-FRONTED LOUNGE: 17'10 x 11'6 (5.44m x 3.51m)
A lovely and spacious reception room. Providing continuation of the wood-effect tiled flooring, a ceiling light fitting, two wall light fittings, two double panel radiators, TV/ telephone connectivity points and a central feature fireplace. Housing an inset gas fire with a raised hearth and decorative wooden surround. Walk-in bay with complementary wooden fitted shutters and uPVC double glazed windows to the front elevation. Double doors open into the dining room. Max measurements provided into bay-window.

DINING ROOM: 11'6 x 10'6 (3.51m x 3.20m)
A spacious reception room, providing continuation of the wood-effect tiled flooring. Sufficient space for a large dining table and chairs, large double panel radiator and a ceiling light fitting. A uPVC double glazed sliding door open into the lovely conservatory. Max measurements provided. Width reduces to 9'7 ft. (2.92m).





CONSERVATORY: 11'10 x 9'4 (3.61m x 2.84m)
Of part brick and uPVC construction with a complementary pitched 'Pilkington' tinted solar controlling glass roof. Ceiling fan with light fitting. The conservatory provides multiple power sockets, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto the lovely paved seating area, within the rear garden.

FIRST FLOOR LANDING: 15'1 x 8'2 (4.60m x 2.49m)
A delightful galleried-style landing, providing carpeted flooring, an open-spindle balustrade and handrail. Double panel radiator, recessed ceiling spotlights, wired-in ceiling smoke alarm and a large loft hatch access point with pull-down ladder, partial boarding and lighting. The landing hosts a fitted airing cupboard, concealing the large hot water cylinder. Obscure uPVC double glazed window to the side elevation. Access into the family bathroom and all four well-proportioned bedrooms. Max measurements provided.

MASTER BEDROOM: 17'1 x 11'6 (5.21m x 3.51m)
A generous bay-fronted double bedroom, providing carpeted flooring, a double panel radiator, ceiling light fitting, TV connectivity point, extensive fitted wardrobes with over-head storage cupboards. Integrated bedside cabinets with complementary glass shelving and recessed spotlights. Walk-in bay with lovely fitted wooden shutters with uPVC double glazed windows to the front elevation. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM: 6'2 x 5'2 (1.88m x 1.57m)
Of complementary modern design, providing light ceramic tiled flooring. A low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome taps and medium height wall tiled splash backs. Fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. Large heated towel rail, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the front elevation.

BEDROOM TWO: 11'10 x 11'2 (3.61m x 3.40m)
A further bedroom, located at the rear of the property. Providing carpeted flooring, a single panel radiator, a ceiling light fitting, TV connectivity point, extensive fitted wardrobes and a uPVC double glazed window to the rear elevation. Enjoying an outlook over the lovely landscaped rear garden. Max measurements provided.

BEDROOM THREE: 9'7 x 8'2 (2.92m x 2.49m)
A well-appointed bedroom, located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator and complementary wooden fitted shutters with uPVC double glaze window to the front elevation.

BEDROOM FOUR: 8'3 x 7'8 (2.51m x 2.34m)
A lovely multi-purpose bedroom, currently utilised as a home office. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV/ internet connectivity point and a uPVC double glazed window to the rear elevation. Overlooking the lovely landscaped garden.

FAMILY BATHROOM: 7'8 x 6'6 (2.34m x 1.98m)

INTEGRAL SINGLE GARAGE: 16'5 x 7'9 (5.00m x 2.36m)
Accessed via a manual up/ over garage door. Providing power, lighting and access to the electrical RCD consumer unit. Offering excellent scope to be utilised into additional living accommodation. If required. Subject to relevant planning approvals.

EXTERNALLY:
The property stands on a well-appointed plot, in a highly sought-after location. Greeted with dropped kerb vehicular access onto an extensive multi-car block paved driveway. Providing parking for up to three vehicles. Giving access into the integral single garage with external security light and CCTV cameras. The beautiful landscaped front garden is heavily gravelled with an array of complementary planted borders. Hosting a delightful array of plants, bushes, shrubs. There is a low-level hedged front boundary, a wrought iron fenced left and right side boundary. A secure left sided timber access gate opens through to a paved pathway with gravelled borders leading down to the delightfully landscaped rear garden. Predominately laid to lawn with a vast array of wonderfully maintained planted borders and an idyllic central water feature. A generous paved patio is accessed from the French doors in the conservatory and dining kitchen. There is an outside tap, a small garden shed, accessed via the right side aspect with paved pathway and gravelled boarders. There are fenced side, and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern boiler, approximately 5 years old 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.

BROADBAND CONNECTIVITY:
High speed broadband is available in the immediate area.

Approximate Size: 1.510 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' (74)

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 A1 and A46. 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:

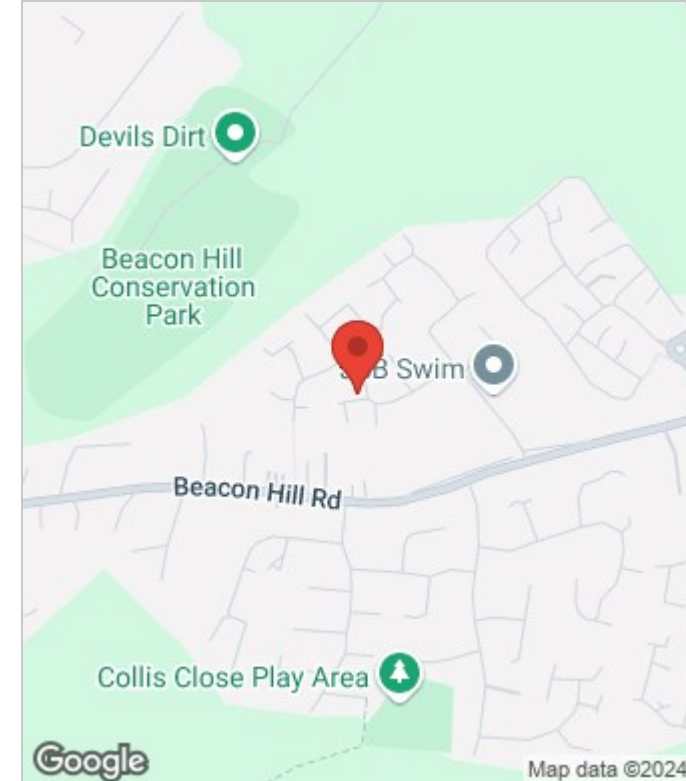
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 83 |
| (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 | |