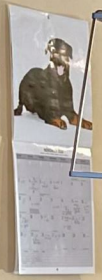




Sheldrake Road, Newark

 3  1  2  E

OLIVER REILLY 



Sheldrake Road, Newark

Asking Price: £270,000

- EXTENDED DETACHED CHALET HOME
- DESIRABLE LOCATION. EASE OF ACCESS ONTO A1& A46
- SUPERB OPEN-PLAN DINING KITCHEN
- IMPECCABLY PRESENTED VERSATILE LAYOUT
- LOW-MAINTENANCE SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- GENEROUS LOUNGE WITH LOG BURNER
- STUNNING FOUR-PIECE BATHROOM
- ATTACHED GARAGE & MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'

A CAPTIVATING CONTEMPORARY CHALET..!

Prepare to be IMPRESSED by this gorgeous detached home. Pleasantly positioned within a highly renowned residential location, closely situated to an array of excellent local amenities and transport links. Providing ease of access to Newark Town Centre.

This IMPECCABLY PRESENTED residence boasts a highly versatile and deceptively spacious internal layout. Tastefully designed for you to gain a full sense of appreciation.

The EXTENDED accommodation comprises: Inviting entrance hall, generous lounge with an attractive inset log burner and double doors, opening into a spacious dining room, OPEN-PLAN to a STYLISH CONTEMPORARY KITCHEN. The ground floor also boasts a STUNNING FOUR-PIECE BATHROOM and an inner-hallway, leading to a DUAL-ASPECT DOUBLE BEDROOM. The first floor landing hosts TWO FURTHER DOUBLE BEDROOMS. Both enhanced by FITTED WARDROBES.

Externally, there's nothing not to love about the beautifully maintained, low-maintenance SOUTH-FACING REAR GARDEN. The front aspect retains a large frontage, with AMPLE OFF-STREET PARKING. Sufficient for a variety of vehicles. Including a caravan/ motor home. Providing an EV CHARGING POINT. Leading down to an attached single garage, with electric roller shutter door, power, lighting and great scope to be utilised into additional living accommodation. Subject to relevant approvals.

Further benefits of this attractive detached home include uPVC double glazing throughout and gas-fired central heating, via a modern combination boiler.

MAKE YOUR MOVE...! This cracking chalet is a REAL HEAD TURNER and sure to tick all your boxes! The only thing that's missing... IS YOU..!



ENTRANCE HALL:	11'7 x 5'8 (3.53m x 1.73m)
GENEROUS LOUNGE:	13'7 x 12'6 (4.14m x 3.81m)
DINING ROOM:	12'6 x 8'4 (3.81m x 2.54m)
KITCHEN:	14'9 x 7'9 (4.50m x 2.36m)
Max measurements provided.	
INNER HALLWAY:	8'6 x 4'7 (2.59m x 1.40m)
With extensive fitted storage cupboard.	
GROUND FLOOR BEDROOM (3):	9'7 x 9'2 (2.92m x 2.79m)
STYLISH FOUR-PIECE BATHROOM:	10'5 x 8'6 (3.18m x 2.59m)
Max measurements provided.	
FIRST FLOOR LANDING:	3'10 x 3'2 (1.17m x 0.97m)
MASTER BEDROOM:	12'7 x 11'4 (3.84m x 3.45m)
BEDROOM TWO:	11'5 x 11'4 (3.48m x 3.45m)
ATTACHED GARAGE:	17'4 x 8'11 (5.28m x 2.72m)
Accessed via an electric roller shutter door. Providing power, lighting and a uPVC double glazed window to the rear elevation.	

EXTERNALLY:

The front aspect provides a low maintenance garden with a generous block paved driveway providing ample off road parking. Access can be found to the garage and further gated access to the alternate side of the property. The rear garden is southerly facing and fully enclosed with a large paved seating area, artificial lawn, raised deck and a variety of plants, shrubs and trees to borders.



**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: 1,200 Square Ft.

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

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

Newark & Sherwood District Council.

Council Tax: Band 'C'**EPC: Energy Performance Rating: 'E'**

PLEASE NOTE: This certificate will be updated in November 2024 to provide a more recent rating. 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.

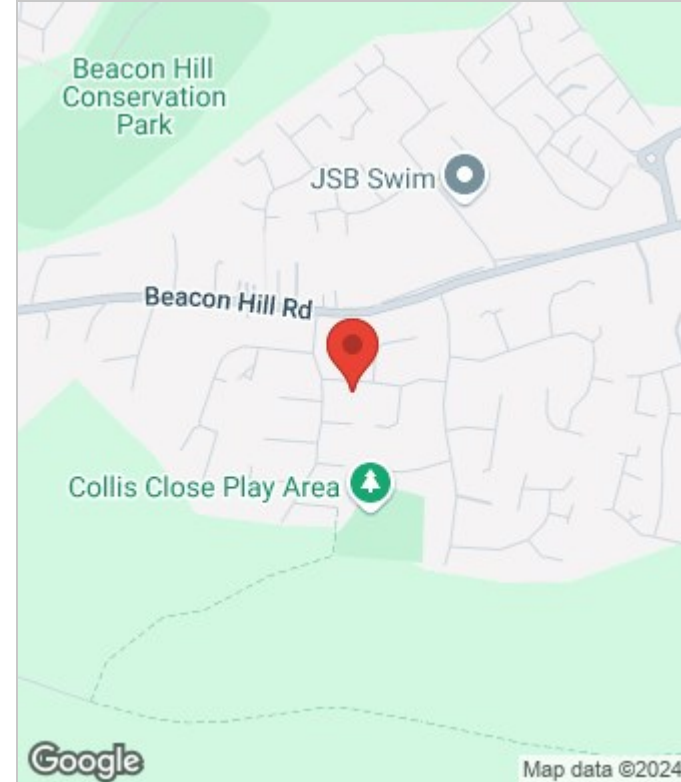
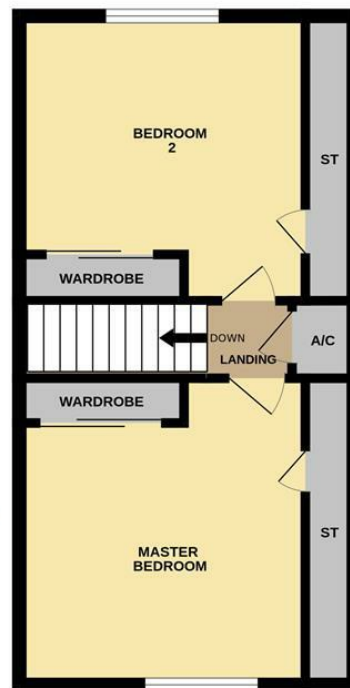




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	