



OLIVER REILLY  
RESIDENTIAL ESTATE AGENTS  
**FOR SALE**  
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Hine Avenue, Newark

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OLIVER REILLY



# Hine Avenue, Newark

Guide Price £230,000

- LOVELY LINK-DETACHED HOME
- SOUGHT-AFTER RESIDENTIAL LOCATION
- LARGE CONSERVATORY
- ATTACHED GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- THREE BEDROOMS
- GENEROUS LOUNGE/DINER
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- PRIVATE LOW-MAINTENANCE GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D' (67)



**ENTRANCE HALL:** 3'5 x 2'10 (1.04m x 0.86m)

Accessed via a secure uPVC front door with obscure uPVC double glazed full height side panel to the front elevation. Providing complementary wood-effect laminate flooring, a single panel radiator, ceiling light fitting, smoke alarm, wall mounted central heating thermostat and carpeted stairs with handrail rising to the first floor. Access into the generous lounge/diner.

**LIVING ROOM:** 13'10 x 12'1 (4.22m x 3.68m)

A substantial multi-purpose living space, providing complementary wood-effect laminate flooring. The living area has a ceiling light fitting, large single panel radiator, and a TV/ telephone connectivity point. Attractive bow- window with uPVC double glazed windows to the front elevation. Access into the separate fitted kitchen and OPEN-PLAN ACCESS through to the dining area.

**DINING AREA:** 9'4 x 7'10 (2.84m x 2.39m)

With continuation of the stylish wood-effect laminate flooring, a single panel radiator, additional ceiling light fitting and uPVC double glazed French doors, opening into the lovely conservatory.

**CONSERVATORY:** 11'1 x 9'7 (3.38m x 2.92m)

Of part brick and uPVC construction, with a pitched clear glass roof. Providing uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto a concrete seating area, within the private enclosed garden.

**KITCHEN:** 9'4 x 8'9 (2.84m x 2.67m )

Of stylish contemporary design. Providing vinyl flooring. The attractive modern kitchen has a vast range of grey high-gloss wall and base units with laminate wood-effect work surfaces over and cream bevelled wall tiled splash backs. Inset white ceramic 'BLANCO' sink with chrome mixer tap and drainer. Integrated 'INDESIT' electric oven with four ring gas hob over. Integrated fridge freezer and provision/plumbing for an under-counter washing machine. Double panel radiator, ceiling light fitting and a useful under-stairs storage cupboard, providing shelving and access to the electrical RCD consumer unit. The kitchen has a uPVC double glazed window to the rear elevation, looking out onto the private garden. A secure hardwood external side door leads into the side passage.

**INTEGRAL SIDE PASSAGE:** 15'9 x 2'10 (4.80m x 0.86m)

With tiled flooring, a ceiling light fitting and access to to the concealed gas meter box. Obscure uPVC double glazed front and rear access door, leading onto the driveway and into the rear garden.

**FIRST FLOOR LANDING:** 9'1 x 5'9 (2.77m x 1.75m)

Providing carpeted flooring , a ceiling light fitting, smoke, alarm and uPVC double glazed window to the side elevation. Access into the family bathroom floor three well-proportioned bedrooms.

**MASTER BEDROOM:** 11'4 x 10'1 (3.45m x 3.07m)

A lovely DOUBLE bedroom located at the rear of the property, providing carpeted flooring a large single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the garden.

**BEDROOM TWO:** 10'4 x 10'1 (3.15m x 3.07m)

A further DOUBLE bedroom, located at the front of the property, providing exposed wooden floorboards, a large single panel radiator, ceiling light fitting, and a uPVC double glazed window to the front elevation.

## HANDSOME & HOMELY..!

LOOK NO FURTHER... This property is an excellent choice for families and couples alike, thanks to its tasteful design and convenient location. Ensuring ease of access onto the A1, A46 and to Newark Town Centre.

This attractive link-detached home welcomes a bright and airy internal layout, FULL TO THE BRIM with charm and personality! The property promises a wonderful free-flowing internal layout, comprising: Entrance hall, GENEROUS OPEN-PLAN LOUNGE/DINER with access into an eye-catching contemporary kitchen and large glass-roof conservatory. The first floor landing provides a three-piece modern bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the house is greeted with a MULTI-CAR driveway, giving access into the attached single garage. Providing power, lighting and scope for conversation, creating additional living space. Subject to relevant approvals. The low-maintenance rear garden retains a high degree of privacy and allows any purchaser to inject their own personality.

Further benefits of this lovely contemporary home include uPVC double glazing throughout and gas fired central heating via a modern combination boiler, installed within the last two years.

PACK YOUR BAGS!.. Because we have found the home for you! Step inside and see for yourself!





**BEDROOM THREE:**

7'10 x 6'10 (2.39m x 2.08m)

With carpeted flooring, a single panel radiator, large loft hatch access point with pull-down ladder, fitted airing cupboard housing the modern gas-fired combination, boiler and fitted shelving above. The bedroom has a uPVC double glazed window to the side elevation. Max measurements provided.

**FAMILY BATHROOM:**

6'10 x 5'5 (2.08m x 1.65m)

Of modern design. Providing tile-effect vinyl flooring, a wooden panelled bath with chrome taps, electric shower facility, floor to ceiling wall tiling and provision for a shower curtain. Low-level W.C with push-button flush and a pedestal wash and basin with chrome taps and floor to ceiling wall tiling behind. Single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

**SINGLE GARAGE:**

18'9 x 9'8 (5.72m x 2.95m )

Accessed via a manual up/over garage door. Providing power and lighting. Offering excellent scope to be utilised into additional living accommodation, if required, subject to relevant approvals. A hardwood rear personnel door leads out into the garden.

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR concrete driveway and into the attached garage. The front garden is laid to lawn with a hedged front boundary. There is great scope to adapt the front garden for additional parking options. If required. A concrete pathway leads to the front entrance door and storm porch, with external light. Access into the proeprty is granted via the front door and secure side passage door. The low-maintenance rear garden is fully enclosed, enjoying a high-degree of privacy. Predominantly laid to lawn with an array of established bushes and shrubs. There is a concrete seating area directly accessed from the French doors in the conservatory. An outside tap, external light, fully fenced side boundaries and a high-level conifer hedge rear boundary. Access into the Detached single garage via a hardwood obscure door.

**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: 1,087 Square Ft.**

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

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'D' (67)**

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:**

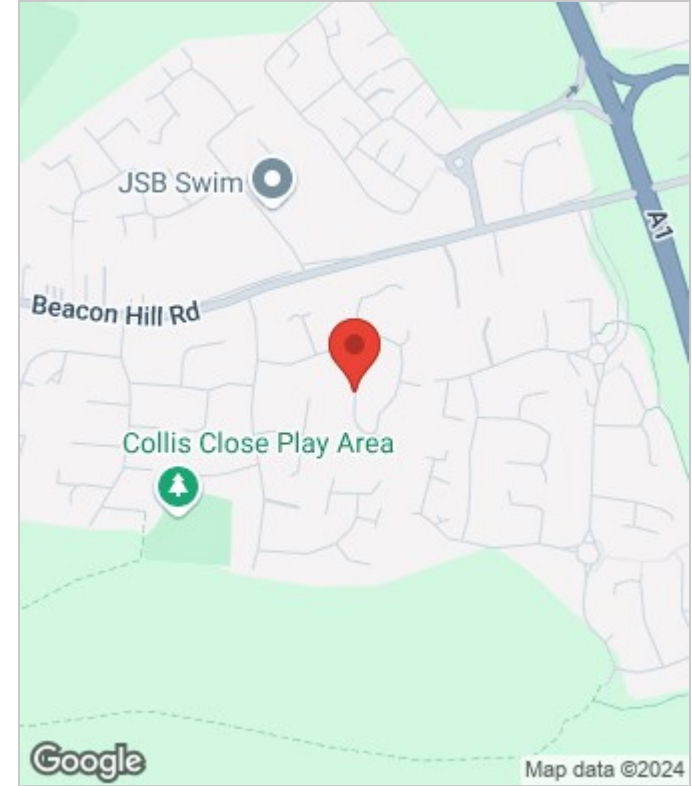
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

