



Beacon Way, Newark

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 OLIVER REILLY



Beacon Way, Newark

- SUPERB DETACHED CHALET HOME
- PICTURESQUE SETTING WITH OPEN OUTLOOK
- GORGEOUS KITCHEN & SHOWER ROOM
- WONDERFUL 0.11 OF AN ACRE CORNER PLOT
- QUIET CUL-DE-SAC. CLOSE TO MAIN ROAD LINKS
- THREE DOUBLE BEDROOMS
- STUNNING OPEN-PLAN LIVING SPACE
- IMPECCABLE PRESENTATION & VERSATILE LAYOUT
- OVER-SIZED GARAGE & EXTENSIVE DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

Guide Price: £300,000 - £325,000. THE HOME OF YOUR DREAMS...!

Space, style, seclusion and STUNNING open views! WHAT'S NOT TO LOVE HERE?

Take a look at this SUBLIME detached chalet residence. Oozing sheer quality from the outset. Having been impressively re-modelled and adapted to create a highly versatile, family friendly home. Boasting luxury by design, from the moment you step inside.

The property occupies an enviable 0.11 of an acre private plot. At the head of a quiet and hugely popular residential cul-de-sac. Set within the 'Beacon Height's vicinity. Promoting ease of access onto the A1, A46 and to Newark Town Centre. This impeccable stand-alone home boasts an expansive, versatile layout, spanning in excess of 1,300 square/ft, comprising: Inviting reception hall, a fabulous contemporary kitchen, with a range of integrated appliances and BI-FOLD DOORS, opening out onto a lovely paved seating terrace. The kitchen space is OPEN-PLAN to a large LIVING/ DINING SPACE. Enjoying a huge degree of natural light and inset log burner. A separate study, HUGE MULTI-PURPOSE MASTER BEDROOM. Showcasing two roof lanterns and a further set of BI-FOLD DOORS. Furthermore, the property is promoted by a GORGEOUS ground floor shower room. The first floor hosts TWO FURTHER DOUBLE BEDROOMS. One of which has fitted wardrobes.

Externally, you can't help but FALL IN LOVE with the idyllic setting and delightful low-maintenance private garden. Captivated by far reaching open views to the rear. The front aspect is greeted via an EXTENSIVE DRIVEWAY. Ensuring ample off-street parking for a range of vehicles, with access into an OVER-SIZED attached garage, with power and light. Further benefits of this EXQUISITE CONTEMPORARY HOME include uPVC double glazing and gas fired central heating, via a modern combination boiler.

This BLISSFULLY BEAUTIFUL home really is THE ONE YOU'VE BEEN WAITING FOR! Step inside and gain a full sense of appreciation. We promise you wont leave disappointed!

Guide Price £300,000 - £325,000



RECEPTION HALL: 11'7 x 5'9 (3.53m x 1.75m)

Accessed via a part obscure side entrance door. The inviting reception hall provides complementary oak flooring, an oak staircase with carpeted stairs and open spindle balustrade/handrail, rising to the first floor. Recessed ceiling spotlights, double panel radiator, smoke alarm and useful under-stairs storage cupboard, housing the electrical RCD, consumer unit. Access into the study, ground floor shower room and opening through to the spacious OPEN-PLAN living/dining kitchen.

OPEN-PLAN DINING KITCHEN: 22'7 x 9'4 (6.88m x 2.84m)

A wonderful and substantial family sized space. Providing continuation of the complementary oak flooring. The stylish contemporary kitchen hosts an extensive range of modern wall and base units with flat edge Quartz work surfaces over and up-stands. Inset 'FRANK'E stainless steel sink with chrome mixer tap and quartz routed drainer. Integrated dishwasher, fridge, freezer and wine fridge. Provision for a freestanding 'RANGE MASTER' cooker with obscure grey glass splash back and stainless steel extractor hood above. Integrated high-level microwave. uPVC double glazed window to the rear elevation. Anthracite grey BI-FOLD DOORS open out onto a delightful Indian sandstone paved seating terrace, with a captivating outlook behind. The kitchen space is OPEN-PLAN to a large living/dining area.

OPEN-PLAN LIVING/ DINING AREA: 22'2 x 12'5 (6.76m x 3.78m)

With continuation of the complementary oak flooring. Providing two large double panel radiators, recessed ceiling spotlights, TV connectivity point and a feature fireplace housing an inset log burner with a raised stone hearth. Two large uPVC double glazed windows to the front elevation. Max measurements provided.

STUDY/ BEDROOM FOUR: 8'6 x 6'8 (2.59m x 2.03m)

Accessed via a complementary oak internal door. With continuation of the oak flooring, a double panel radiator, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

MASTER BEDROOM: 22'2 x 11'9 (6.76m x 3.58m)

Accessed via a complementary oak internal door. A SUBSTANTIAL master bedroom which poses great scope to also be utilised into additional living accommodation. Providing continuation of the oak flooring. A large double panel radiator, recessed ceiling spotlights, a fitted cupboard, housing the gas meter, two large roof lanterns, uPVC double glazed window to the front elevation and anthracite grey uPVC double glazed BI-FOLD DOORS open out into the delightfully private rear garden with a superb open outlook behind. Max measurements provided.

GROUND FLOOR SHOWER ROOM: 8'4 x 6'8 (2.54m x 2.03m)

Accessed via a complementary oak internal door. Providing complimentary patterned ceramic tiled flooring and stylish floor to ceiling grey wall tiling. Large walk-in shower cubicle with mains shower facility and rainfall effect shower-head with inset tiled shelving. Low-level W.C with integrated push-button flush. White ceramic wash hand basin with high-level chrome mixer tap, inset to a fitted vanity storage unit with wall inset shelving above. Recessed ceiling spotlights, extractor fan, large chrome heated towel rail and an obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 3'2 x 2'9 (0.97m x 0.84m)

Providing carpeted flooring, recessed ceiling spotlights, smoke alarm and a useful fitted double storage cupboard with clothes hanging facilities. Access into both DOUBLE bedrooms.





BEDROOM TWO:

12'6 x 11'5 (3.81m x 3.48m)

Accessed via a complementary oak internal door. A generous DOUBLE bedroom, located at the front of the property, providing carpeted flooring, double panel radiator, recessed ceiling spotlights and a fitted double wardrobe with oak doors, housing the modern 'WORCESTER' combination boiler. uPVC double glazed window to the front elevation.

BEDROOM THREE:

11'5 x 11'3 (3.48m x 3.43m)

Accessed via a complementary oak internal door. A further DOUBLE bedroom, located at the rear of the property, providing carpeted flooring, recessed ceiling spotlights, a double panel radiator, loft hatch access point and eaves storage cupboard. uPVC double glazed window to the rear elevation, overlooking the beautiful rear garden, with a captivating open outlook to the side.

ATTACHED OVER-SIZED GARAGE:

23'2 x 8'5 (7.06m x 2.57m)

Accessed via a manual up/ over garage door. Providing power, lighting and great scope to be utilised into additional living space. If required. Subject to relevant approvals.

EXTERNALLY:

The property enjoys a private position at the head of a quiet and highly sought-after cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto a substantial gravelled driveway, ensuring ample off-street parking for an array of vehicles, including a caravan/motor home. Giving access into the integral garage, with a mature conifer tree front and side boundary. An Indian sandstone pathway, with double external power socket leads to the right side elevation with access to the BI-FOLD DOORS in the living/dining kitchen. There are three external up/down lights to the front elevation and two up/ down lights to the side elevation, either side of the composite side entrance door. The side aspect enjoys a large Indian sandstone paved terrace/ seating area with two external up/ down lights and double electrical power socket. Enjoying a captivating far reaching open outlook to the side elevation. The pathway continues round into the well-appointed an equally private rear garden. Predominantly laid to lawn with complementary raised plant beds, further external up/down lights, outside tap and fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'WORCESTER' 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: 1,336 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: 'D' (58)

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:

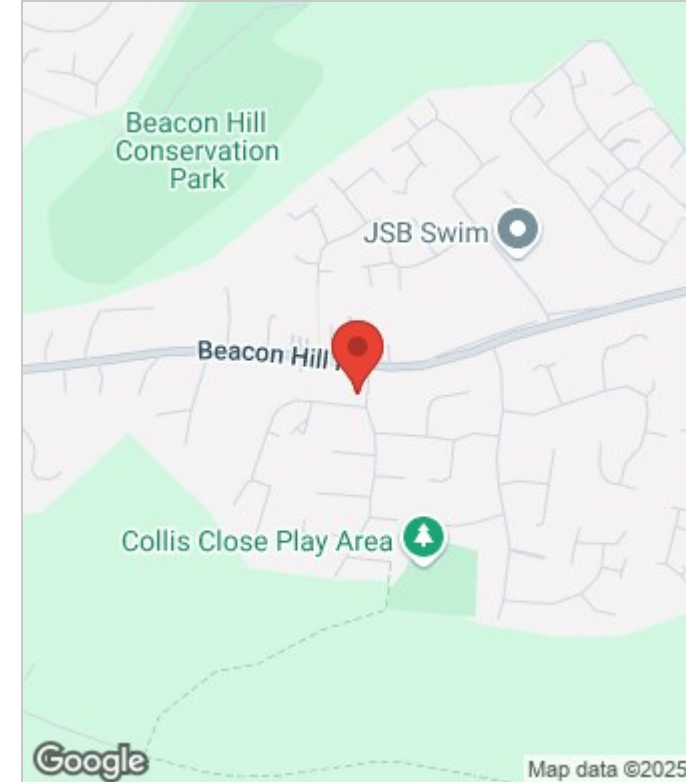
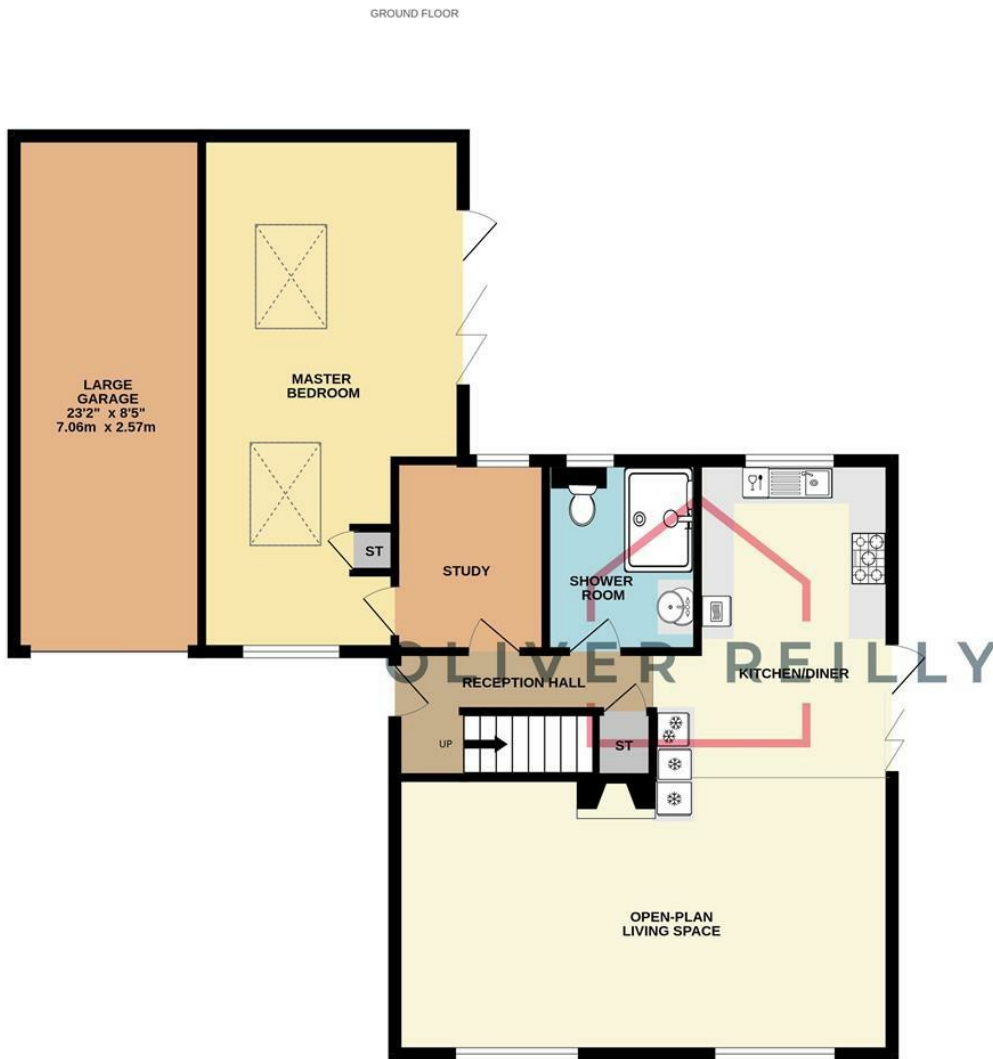
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	