



Blackbrook Road, Newark

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OLIVER RETILLY



Blackbrook Road, Newark

- STUNNING DETACHED FAMILY HOME
- WONDERFUL RESIDENTIAL CUL-DE-SAC
- GF W.C & UTILITY ROOM
- ATTRACTIVE FAMILY BATHROOM & EN-SUITE
- LANDSCAPED GARDEN & UNSPOILED OUTLOOK BEHIND
- FOUR WELL-APPOINTED BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- SUPERB CONTEMPORARY DINING KITCHEN
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC: 'C' (75)

LOCATION! LOCATION! LOCATION! HOSTING ROOM FOR THE WHOLE FAMILY..!

Prepare to be IMPRESSED by this SUBLIME contemporary detached home. Standing proud within an immensely sought-after cul-de-sac. Allowing 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.

If you're searching for your FOREVER FAMILY HOME... LOOK NO FURTHER! This beautifully maintained residence has everything you could want... AND MORE! Boasting an immediate sense of kerb appeal, the property spans in excess of 1,400 square/ft with a vast and free-flowing internal layout, comprising: Storm porch, an inviting entrance hall, ground floor W.C, sizeable BAY-FRONTED LOUNGE, with double doors opening through to a separate dining room and delightful conservatory. The highlight downstairs has to be the SUBLIME CONTEMPORARY DINING KITCHEN. Providing a range of integrated appliances and access into a separate utility room. The galleried-style first floor landing occupies an attractive family shower room and FOUR WELL-PROPORTIONED BEDROOMS. The bay-fronted master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and a stylish modern EN-SUITE SHOWER ROOM.

Externally, the property is greeted with a MULTI-CAR tarmac driveway, with access into an integral single garage. Retaining great scope to be utilised into additional living accommodation. Subject to relevant approvals. The GORGEOUS, LANDSCAPED AND HIGHLY PRIVATE rear garden is a joy to behold. Providing the perfect tranquil escape, with a delightful tree-lined outlook behind.

Further benefits of this IMPECCABLE modern residence include uPVC double glazing throughout and gas central heating, via a combination boiler.

This excellent all-round family home is poised and ready for...YOU..! TO CREATE YOUR NEXT CHAPTER..! Marketed with **NO ONWARD CHAIN!**

Asking Price: £335,000



PORCH:

With ceramic tiled flooring, a wall mounted external up/ down light and access to the front entrance door. 16'7 x 5'7 (5.05m x 1.70m)

ENTRANCE HALL:

A highly inviting reception hall accessed via an obscure glazed modern composite front entrance door with full height, uPVC double glazed obscure glass side panel. Providing complementary wood-effect laminate flooring, radiator, ceiling light fitting, smoke alarm, carpeted stairs with open spindle, balustrade and handrail, rising to the first floor, with low-level storage cupboard beneath. Access into both reception rooms, the dining kitchen and ground floor W.C.

GROUND FLOOR W.C:

With continuation of the wood-effect laminate flooring. A low-level W.C with integrated push-button flush and a glass shelf above. Corner fitted white, ceramic wash hand basin with chrome mixer tap and mosaic-style wall tiled splash backs. Inset to a fitted vanity storage unit. Recessed ceiling spotlights, double panel radiator and extractor fan. 5'8 x 2'9 (1.73m x 0.84m)

BAY-FRONTED LOUNGE:

A generous reception room, located at the front of the house, providing carpeted flooring, a central ceiling light fitting, two wall light fittings, two double panel radiators, TV/telephone/Internet connectivity points, PIR alarm sensor and a central feature fireplace housing an inset gas fire with a raised granite hearth and decorative wooden surround. Walk-in bay with paned uPVC double glazed windows to the front elevation. Double doors open through to the separate dining room. Max measurements provided into bay-window. 17'6 x 11'7 (5.33m x 3.53m)

DINING ROOM:

An additional and equally well-proportioned reception room, providing carpeted flooring, a ceiling light fitting, large double panel radiator, PIR alarm sensor and access through to the lovely conservatory via uPVC double glazed sliding doors. 10'6 x 9'7 (3.20m x 2.92m)

CONSERVATORY:

A delightful, tranquil space. Of part brick and uPVC construction with a pitched poly-carbonate roof. Providing complementary wood-effect laminate flooring, a wall mounted electric heater, TV connectivity point, various double power sockets, uPVC double glazed windows to both side and rear elevations with fitted vertical blinds. Enjoying an outlook over the lovely landscaped garden. uPVC double glazed French doors open out onto an inviting Indian sandstone patio. 10'9 x 8'10 (3.28m x 2.69m)

CONTEMPORARY DINING KITCHEN:

Of eye-catching contemporary design. Providing continuation of the complementary wood-effect laminate flooring. The stylish modern kitchen has a vast range of grey shaker-style wall and base units with patterned white laminate roll-top work surfaces over and white tiled splash backs. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated medium height electric oven with separate 'AEG' five ring induction hob and concealed extractor hood above. Integrated dishwasher and fridge. Useful fitted breakfast bar with base unit beneath and two wall light fittings above. Sufficient space for a dining table and chairs. Stylish anthracite gray vertical radiator. uPVC double glazed window to the rear elevation. uPVC double glazed sliding doors open out onto the private landscaped garden. Internal access into the separate utility room. Max measurements provided into bay-window. Width reduces in the dining area to 7'6 ft. (2.29m).





UTILITY ROOM: 5'8 x 4'7 (1.73m x 1.40m)

With continuation of the wood-effect laminate flooring. Following through from the kitchen with a further fitted grey shaker-style base unit with patterned laminate roll-top work surface over and white wall tiled splash back behind. Inset stainless steel sink with chrome mixer tap and drainer. Under-counter plumbing/provision for a washing machine and tumble dryer. Access to the modern wall mounted 'WORCESTER' gas combination boiler. Double panel radiator, recessed ceiling spotlights, wall mounted carbon monoxide alarm, extractor fan and a uPVC double glazed window to the side elevation. Access into the integral single garage.

GALLERIED LANDING: 14'10 x 8'1 (4.52m x 2.46m)

The galleried-style landing provides BRAND NEW grey carpeted flooring, a ceiling light fitting, double panel radiator, PIR alarm sensor, smoke alarm, loft hatch access point and a fitted storage cupboard with shelving. Access into the family bathroom and all four well-proportioned bedrooms. Max measurements provided.

BAY-FRONTED MASTER BEDROOM: 16'10 x 11'5 (5.13m x 3.48m)

A generous bay-fronted double bedroom, located at the front of the house, providing cream carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point and extensive fitted wardrobes with low-level pull-out drawer units. Walk-in bay with paned uPVC double glazed windows to the front elevation. Access into the en-suite shower room. Max measurements provided into bay-window.

EN-SUITE SHOWER ROOM: 6'2 x 5'3 (1.88m x 1.60m)

Of complementary modern design. Providing tiled flooring, a fitted shower cubicle with mains shower facility and modern floor to ceiling wall tiling. Low-level W.C with push-button flush and white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Medium height wall tiling, fitted shelving, chrome heated towel rail, recessed ceiling spotlights and extractor fan. Paned obscure uPVC double glazed window to the front elevation.

BEDROOM TWO: 11'10 x 11'2 (3.61m x 3.40m)

A further double bedroom, located at the rear of the property, providing modern grey carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point and the uPVC double glazed window to the rear elevation. Enjoying an outlook over the landscaped garden, with tree-lined aspect behind.

BEDROOM THREE: 9'7 x 8'2 (2.92m x 2.49m)

Well-appointed bedroom providing BRAND NEW grey carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point and a paned uPVC double glazed window to the front elevation.

BEDROOM FOUR: 8'2 x 7'9 (2.49m x 2.36m)

Providing BRAND NEW grey carpeted flooring, ceiling light fitting, double panel radiator, telephone connectivity point and a uPVC double glazed window to the rear elevation, overlooking the garden with unspoiled tree-lined outlook behind.

FAMILY SHOWER ROOM: 7'8 x 6'5 (2.34m x 1.96m)

Of stylish contemporary design. Providing patterned vinyl flooring. A corner fitted shower cubicle with mains shower facility and grey floor to ceiling wall tiling. Low-level W.C with integrated push-button flush and a wall mounted white ceramic wash hand-basin with chrome mixer tap. Complementary grey medium height wall tiling, chrome heated towel rail, wall mounted vanity storage cupboard, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE: 16'7 x 7'10 (5.05m x 2.39m)

Accessed via a manual up/over garage door, providing sufficient storage space or scope to be utilised into additional living accommodation, if required, subject to relevant approvals. Ceiling strip light, various double power sockets and access to the electrical RCD consumer unit.

EXTERNALLY:

The front aspects is greeted with dropped kerb vehicular access onto a multi-car tarmac driveway. Ensuring side-by-side off-street parking and access into the integral single garage, with two external up/down lighters. The well-tended front garden is predominantly laid to lawn with an established tree and open front boundary. There is a medium height hedged right sided boundary with a blocked paved pathway, leading to a secure right sided timber access gate into the beautifully maintained and landscaped rear garden. Predominantly laid to lawn with an extensive Indian sandstone patio, accessed from the French doors in the conservatory and sliding door in the kitchen/diner. There are gravelled side and rear borders with an array of bushes and shrubs. Paved hard-standing/provision for a garden shed and an additional paved seating area at the bottom of the garden, catching the last of the remaining sunshine. There is a captivating tree-lined outlook behind, ensuring maximum privacy all year round. There is an outside tap, external up/down, light, 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: 1,461 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' (75)

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:

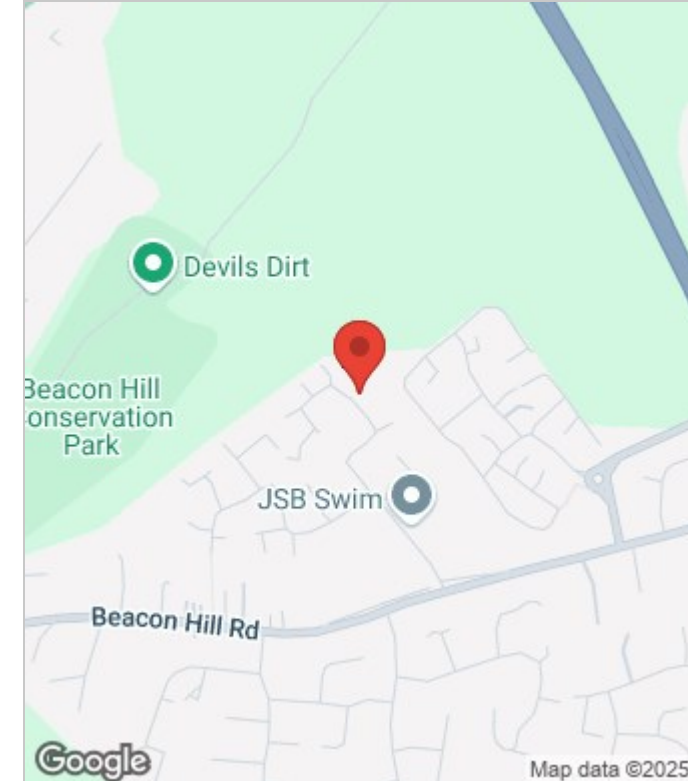
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84

England & Wales EU Directive 2002/91/EC