



Winthorpe Road, Newark

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OLIVER REILLY



# Winthorpe Road, Newark

Guide Price £270,000 - £280,000

- IMPECCABLY PRESENTED Detached Home
- Stylish Free-Flowing Layout
- Extended Breakfast Kitchen
- Extensive Driveway & Integral Garage
- High Specification Throughout
- Four Well-Proportioned Bedrooms
- Two Reception Rooms & Family Room
- Low Maintenance Rear Garden
- Close Proximity To Amenities, A1 & A46
- Viewing Essential: Tenure: Freehold EPC 'C'

Guide Price: £270,000 - £280,000. WOW! WOW! WOW! WONDERFUL WINTHORPE ROAD... THE PERFECT FAMILY HOME! We are delighted to present this IMMACULATELY PRESENTED, extended detached family home. Pleasantly positioned, within a prime residential location, with ease of access onto the A1, A46 and into Newark Town Centre. This superbly presented home has been significantly improved by the current owners and represents a fine example of a stylish contemporary home, available for IMMEDIATE APPRECIATION! The property enjoys a free-flowing internal layout, presented to an extremely high standard comprising: Open plan entrance, leading into a sizeable bow-fronted living room, with further open plan access into a dining room, with BI-FOLD DOORS opening into a spacious family room. Furthermore, the ground floor provides an extended breakfast kitchen, with a range of integrated modern appliances. The first-floor landing provides access into FOUR WELL-PROPORTIONED BEDROOMS, with the master bedroom benefiting from extensive fitted wardrobes, there is also a fabulous complimentary family shower room. Externally the property enjoys an EXTENSIVE TARMAC DRIVEWAY, allowing off street parking for a large number of vehicles, including a caravan/ motor home, with access into an integral single garage, which holds scope to be converted into further living accommodation, if required, subject to relevant approvals. The rear garden has been beautifully landscaped and is of general low maintenance, with two paved outdoor entertainment/seating areas, with provision for a hot tub and access into a useful external store, which could be utilized as a home office or workshop, providing power and lighting. Further benefits of this highly commendable family home include modern uPVC double glazing throughout and gas central heating via a combination boiler. Internal viewings are simply, ESSENTIAL, in order to gain a full sense of appreciation for this wonderful home, presented to a faultless standard.



- Living Room:** 16'8 x 16'7 (5.08m x 5.05m)  
A very generous reception space with feature bo-window, fitted blinds, LVT flooring and provision for an inset freestanding electric fire. Carpeted stairs rise to the first floor. Open plan access into the dining room;
- Dining Room:** 8'7 x 7'7 (2.62m x 2.31m)  
Continuation of the complimentary LVT flooring. Providing access into the family room, via BI-FOLD doors. Further access into the kitchen;
- Extended Breakfast Kitchen:** 17'2 x 8'7 (5.23m x 2.62m)  
A superb contemporary family kitchen, with floorboard effect tiled flooring, inset ceiling spotlights, two UPVC double glazed windows both with fitted blinds. The kitchen Provides a wide range of complimentary range of wall and base units with integrated 1.5 bowl sink with mixer tap with flexi-spray and waste dispenser, integrated electric oven, four ring 'AEG' induction hob with 'MAAN' extractor fan above, integrated dishwasher and provision for an under counter washing machine, tumble dryer and American fridge freezer. Useful breakfast bar, inset ceiling spotlights and external access to the side aspect, into the rear garden via an external uPVC double glazed door.
- Family Room:** 15'8 x 11'6 (4.78m x 3.51m)  
Accessed from the dining room. Of brick construction with a sloped slate effect roof. Providing wood effect flooring, power and lighting, inset ceiling spotlights and provision for a useful electric heater. uPVC double glazed windows to the side and rear elevation, with uPVC double glazed French doors, opening out onto a paved seating area, into the rear garden.
- First Floor Landing:** 8'5 x 6'3 (2.57m x 1.91m)  
Providing carpeted flooring, a fitted airing cupboard with shelving/storage and a loft hatch access point, with pull-down ladder. The loft is FULLY BOARDED and provides excellent storage space with lighting. The landing gives access into all four bedrooms and the family shower room.
- Master Bedroom:** 10'5 x 10'2 (3.18m x 3.10m)  
A well-proportioned DOUBLE bedroom with fitted blinds and extensive fitted wardrobes.
- Bedroom Two:** 10'1 x 8'8 (3.07m x 2.64m)  
A further DOUBLE bedroom with laminate flooring and fitted blinds.
- Bedroom Three:** 11'9 x 7'8 (3.58m x 2.34m)  
A further well-proportioned DUAL-ASPECT bedroom with carpeted flooring and fitted blinds.
- Bedroom Four:** 7'4 x 6'3 (2.24m x 1.91m)  
Currently utilized as a home office. Providing complimentary laminate flooring and fitted blinds.



#### Family Shower Room:

62 x 55 (1.88m x 1.65m)

a highly complementary, stylish and contemporary three-piece suite. Providing: Corner fitted shower cubicle with mains shower facility, low level W.C, ceramic wash hand basin with chrome mixer tap and useful vanity drawer storage unit below. Modern slate-effect tiled wall coverings, wall mounted chrome heated towel rail and tiled floor coverings.

#### Integral Single Garage:

16'1 x 8'3 (4.90m x 2.51m)

With manual up/ over garage door. Providing power and lighting, with fitted base units for additional storage/ workspace. Access to the modern 'Ideal' combination boiler and electrical RCD consumer unit. Providing huge scope to be converted into additional living accommodation, if required. Subject to relevant approvals.

#### Externally:

The front aspect provides an extensive tarmac driveway. Providing ample off-street parking for 4-5 vehicles, with sufficient space for a caravan/ motorhome. There is access into the integral single garage. secure timber side access gate is located to the left side elevation, with a paved pathway leading into the rear garden, which is of general low maintenance with central artificial lawn, two paved seating/ entertainment areas and part decorative planted borders. There is provision for a hot tub and summerhouse, which provides power and lighting, with uPVC double glazed French doors, with great scope to be utilised into a home office or workshop.

There is an outside tap, external power points and fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern-day combination boiler and uPVC double glazing throughout, all replaced within the last 10 years.

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.

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

**Approximate Size: 1,210 Square Ft.**

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

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'C'**

#### Local Information & Amenities:

This property is conveniently located in a highly sought-after residential location, within close proximity and walking distance into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. 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.





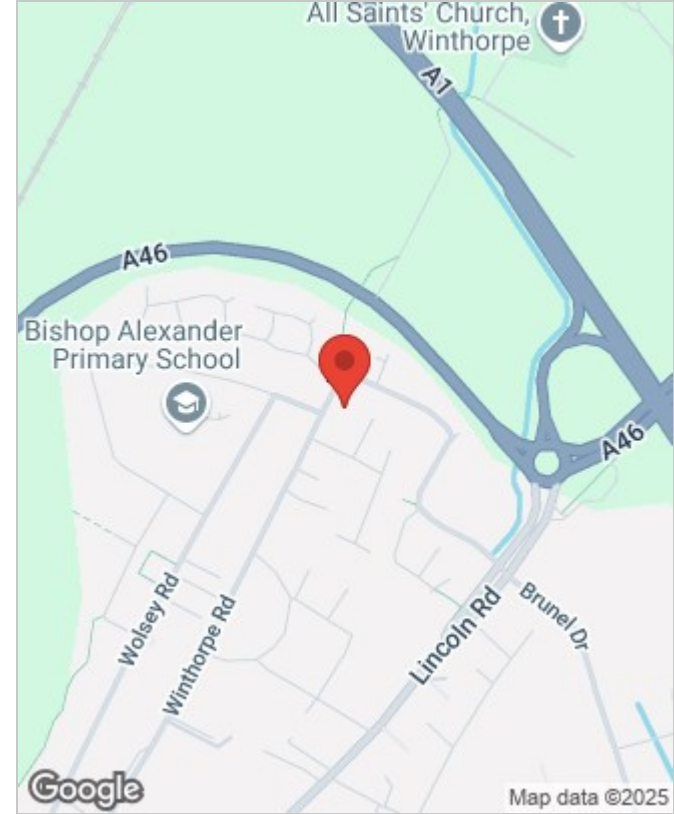
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	