



Spinners Way, Middlebeck, Newark

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OLIVER REILLY



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- THREE STOREY SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE
- WELL-APPOINTED LOW-MAINTENANCE GARDEN
- FOUR BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- GENEROUSLY PROPORTIONED LOUNGE
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- VERSATILE LAYOUT! Tenure: Freehold EPC 'B' (85)

Guide Price £250,000 - £260,000



Guide Price: £250,000 - £260,000. THERE'S NO PLACE LIKE HOME... AT SPECTACULAR SPINNERS WAY..!
 Internal viewings are ESSENTIAL in order to fully appreciate this majestic modern day GEM!
 Enjoying an enviable position within a highly popular residential development, close to an array of excellent schools, amenities and transport links. Ensuring ease of access onto the A1, A46 and to Newark/ Balderton. This hugely VERSATILE and DECEPTIVELY SPACIOUS three storey semi-detached home ensures a FAMILY FRIENDLY LAYOUT combined with a SLEEK AND STYLISH design that you're bound to fall head over heels for.
 This attractive contemporary residence was constructed within the last 5 years and remains under NHBC warranty. The flexible internal accommodation comprises: Inviting entrance hall, a ground floor W.C, superb dining kitchen, hosting a range of integrated appliances and a sizeable lounge with French doors, opening out onto a lovely paved seating area. The first floor landing occupies a three-piece family bathroom and THREE EXCELLENT SIZED BEDROOMS. The second floor saves THE BEST UNTIL LAST... With a copious master bedroom suite, with EXTENSIVE FITTED WARDROBES and access into a wonderful en-suite shower room.
 Externally, the property commands an eye-catching position, set back from the main road. The front aspect is welcomed with a MULTI-CAR DRIVEWAY with EV charging point and access into a A LARGE SINGLE GARAGE. Providing power and lighting. The larger than average rear garden is of low-maintenance, with a paved outdoor entertainment space and enough room for the whole family to benefit!
 Further benefits of this beautifully BRIGHT AND AIRY home include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: B).
 YOUR NEXT MOVE AWAITS..! This marvellous home is set to TICK ALL YOUR BOXES...AND MORE!

ENTRANCE HALL: 12'5 x 3'5 (3.78m x 1.04m)

Accessed via a secure obscure double glazed pained front door. Providing complementary wood-effect tiled flooring, a double panel radiator, ceiling light fitting, wall mounted electronic central heating thermostat and carpeted stairs with an open-spindle balustrade and handrail rise to the first floor. Access into the lounge, dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'5 x 2'10 (1.65m x 0.86m)

With wood-effect tiled flooring, a low-level W.C with push-button flush and a corner fitted wash hand basin with chrome mixer tap and partial grey wall tiled splash backs. A double panel radiator, access to the electrical RCD consumer unit. A ceiling light fitting and obscure uPVC double glazed window to the front elevation.

SPACIOUS DINING KITCHEN: 13'8 x 9'3 (4.17m x 2.82m)

Of beautiful contemporary design. Providing wood-effect tiled flooring. The sublime modern kitchen provides a range of fitted grey high-gloss wall and base units, with patterned white laminate flat-edge work surfaces over, ups-stands and under wall unit lighting. Inset stainless steel sink with chrome mixer tap and drainer. Integrated dishwasher, integrated 'ZANUSSI' electric oven with four ring gas hob over, stainless steel extractor hood over and splash back. Integrated fridge freezer and washing machine. Access to the concealed 'IDEAL' boiler. Ceiling light fitting and uPVC double glazed window to the front elevation. The dining area has sufficient space for a large dining table, with a further ceiling light fitting and a double panel radiator.

GENEROUS LOUNGE: 16'3 x 11'1 (4.95m x 3.38m)

A wonderfully proportioned reception room. Providing grey carpeted flooring, a double panel radiator, central ceiling light fitting, TV/ telephone connectivity point, fitted under-stairs storage cupboard and a uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out onto an extensive paved seating area, within the lovely well-appointed garden. Max measurements provided.

FIRST FLOOR LANDING: 9'9 x 3'1 (2.97m x 0.94m)

With carpeted flooring, an open-spindle balustrade, a ceiling light fitting, smoke alarm, fitted airing cupboard, housing the hot water cylinder and a uPVC double glazed window to the side elevation. A secondary carpeted staircase with handrail, rise to the second floor. Access into the family bathroom and three of the four bedrooms.

BEDROOM TWO: 12'2 x 9'3 (3.71m x 2.82m)

A lovely DOUBLE bedroom. Providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the generous low-maintenance garden. Max measurements provided.

BEDROOM THREE: 12'6 x 9'3 (3.81m x 2.82m)

A further DOUBLE bedroom, located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM FOUR: 9'1 x 6'7 (2.77m x 2.01m)

A WELL-APPOINTED bedroom. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the rear elevation. Overlooking the garden,





FAMILY BATHROOM:

6'7 x 5'6 (2.01m x 1.68m)

Of stylish modern design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility with wall mounted clear-glass shower screen. Majority wall tiled splash backs. A low-level W.C with push-button flush and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Double panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation.

SECOND FLOOR LANDING:

With carpeted flooring, a double panel radiator, ceiling light fitting and smoke alarm. Access into the master bedroom.

MASTER BEDROOM:

17'5 x 16'2 (5.31m x 4.93m)

A substantial DOUBLE bedroom, providing grey carpeted flooring, two double panel radiators, a ceiling light fitting, loft hatch access point, wall mounted electronic heating thermostat, TV connectivity point and complementary extensive fitted wardrobes. uPVC double glazed window to the front elevation. Access into the master en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

6'4 x 5'1 (1.93m x 1.55m)

Of stylish modern design. Providing vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling grey patterned wall tiling. A low-level W.C with push-button flush and pedestal wash hand basin with chrome mixer tap and partial grey wall tiled splash backs. Double panel radiator, ceiling light fitting, extractor fan and a Velux roof-light to the rear elevation.

LARGE SINGLE GARAGE:

20'3 x 10'2 (6.17m x 3.10m)

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Providing power, lighting and open eaves storage space.

EXTERNALLY:

The property is pleasantly positioned off the main road, accessed via a shared tarmac driveway. The front aspect is greeted with an extensive MULTI-CAR tandem driveway, with EV charging point and access into the single garage. There is off-street parking sufficient for up to three vehicles. The front garden provides a paved pathway leading to the entrance door with external up/down lights with canopy above. The front garden provides an established array of complimentary shrubs and bushes. A secure timber access gate, located next to the garage opens into the well-appointed and fully enclosed rear garden. Of general low maintenance, predominantly laid to lawn. Hosting an extensive paved seating area. Accessed via the French doors in the lounge. There is an outside tap, double external power socket and an up/down light. A paved pathway leads to the bottom of the garden, behind the garage. Hosting an additional double external power socket. The garden provides fully fenced side and rear boundaries.

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: 1,101 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (85)

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, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

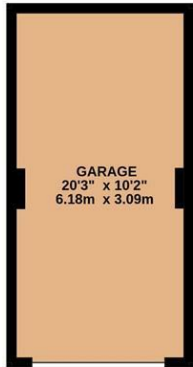
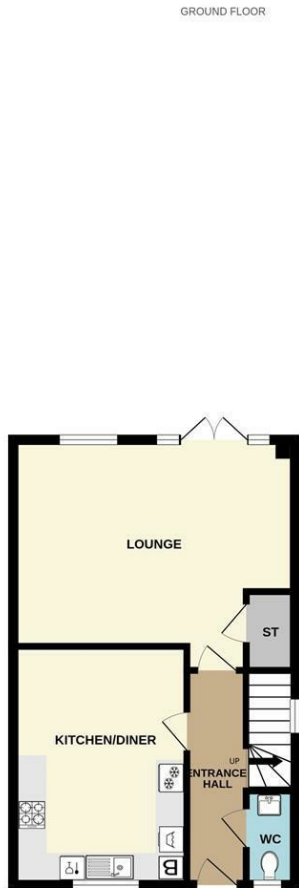
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

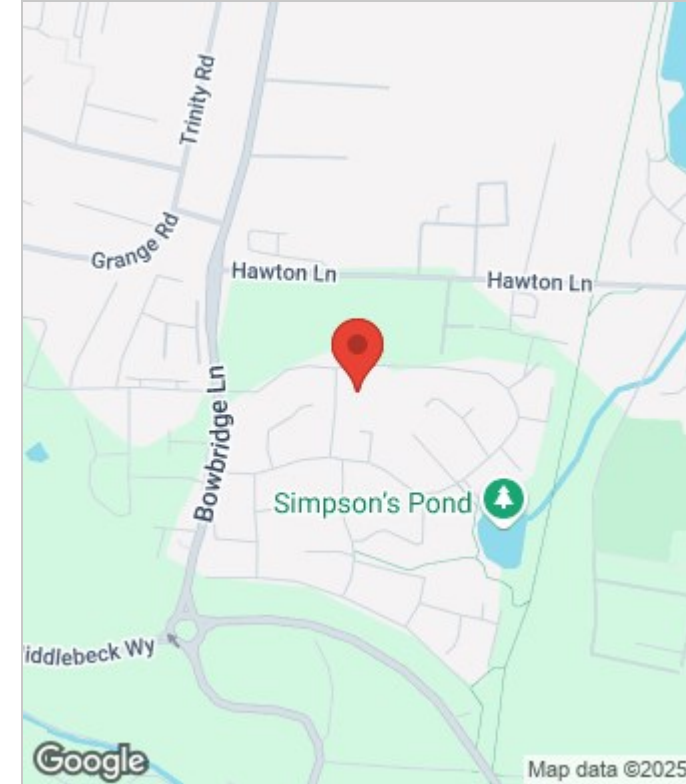
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	