



Trinity Road, Newark

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OLIVER REILLY





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# Trinity Road, Newark

- SIZEABLE TERRACE HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- SPACIOUS DUAL-ASPECT LIVING ROOM
- LARGE ENCLOSED REAR GARDEN
- uPVC Double Glazing & Gas CH
- THREE BEDROOMS
- GENEROUS OPEN-PLAN DINING KITCHEN
- STUNNING FAMILY BATHROOM & SEPARATE W.C
- OFF-STREET PARKING OPPORTUNITY
- FAMILY SIZED LAYOUT! Tenure: Freehold EPC 'C' (71)

## STEP ONTO THE LADDER...!!

This ideal three bedroom terrace house will appeal to most, with the incredible accommodation on offer, ideal location and modern decor throughout. Located a distance from local shops, schools and an array of amenities, just outside of Newark Town Centre.

The property promises a deceivingly spacious internal layout comprising: Entrance hall, generous DUAL-ASPECT living room and an equally GENEROUS OPEN-PLAN DINING KITCHEN. The first floor landing hosts THREE EXCELLENT SIZED BEDROOMS, a first floor W.C and a separate, yet, STUNNING THREE-PIECE family bathroom.

Externally, the property commands a generous plot. The front aspect invites AMPLE OFF-STREET PARKING options. Subject to a dropped kerb. The well-appointed and fully enclosed rear garden offers a perfect family-sized space, with a slate shingled seating area at the bottom of the garden. Ensuring a high-degree of privacy, all year round.

Further benefits of this magnificent family-friendly home include uPVC double glazing throughout and gas-fired central heating, via a modern and NEWLY INSTALLED (December 2024) combination boiler.

It's TIME TO TAKE THE NEXT STEP... and his superb contemporary home HAS IT ALL! Step inside and see for yourself!



Offers in excess of £180,000



### ENTRANCE HALL:

5'1 x 3'5 (1.55m x 1.04m)

Accessed via an obscure panelled composite entrance door. Providing tiled flooring, carpeted stairs with handrail, rising to the first floor, ceiling light fitting and smoke alarm. Access into the generous dual-aspect living room and open-plan dining kitchen.

### GENEROUS DINING KITCHEN:

19'2 x 11'3 (5.84m x 3.43m)

An extremely generous family sized space, providing wood-effect, tiled flooring. The extensive kitchen houses a vast range of grey wall and base units with patterned laminate roll-top work surfaces over and wall tiled splash backs. Inset sink with mixer tap and drainer. Provision for a freestanding cooker with stainless steel splash back. Under counter plumbing/provision for a washing machine, tumble dryer and dishwasher. Access to the concealed modern 'WORCESTER' gas combination boiler. Ceiling light fitting, uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear external door opens out into the well-appointed rear garden. The dining area provides sufficient space for a large dining table and chairs. Provision for a freestanding fridge freezer, large single panel radiator, additional ceiling light fitting. Fitted storage cupboard with clothes hanging facilities and an additional alcove store with bi-folding door, giving access to the electrical RCD consumer unit. An obscure composite front door gives access onto the large frontage/driveway. Max measurements provided.

### DUAL-ASPECT LIVING ROOM:

19'10 x 11'2 (6.05m x 3.40m)

A generous reception room, providing carpeted flooring, two ceiling fans with light fittings, single panel radiator, TV/telephone connectivity point and a central feature fireplace, with a wall mounted electric fire, raised hearth and decorative oaks surround. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out into the generous rear garden.

### FIRST FLOOR LANDING:

8'5 x 6'1 (2.57m x 1.85m)

Providing carpeted flooring, a ceiling light fitting, loft hatch access point, smoke alarm, single panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.

### MASTER BEDROOM:

11'3 x 11'2 (3.43m x 3.40m)

A generous DOUBLE double bedroom, providing carpeted flooring, a ceiling fan with light fitting, double panel radiator, TV cable connectivity point and a double fitted wardrobe with clothes hanging facilities. uPVC double glazed window to the front elevation.

### BEDROOM TWO:

14'2 x 8'1 (4.32m x 2.46m)

An additional well-proportioned DOUBLE bedroom, providing carpeted flooring, a double panel radiator, TV connectivity point and a uPVC double glazed window to the front elevation.



**BEDROOM THREE:**

8'5 x 8'2 (2.57m x 2.49m)

A well-appointed single bedroom, providing carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the garden.

**FIRST FLOOR W.C:**

5'5 x 2'8 (1.65m x 0.81m )

Providing wood-effect vinyl flooring, a low-level W.C with levered flush and medium height white wall tiling, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

**FAMILY BATHROOM:**

8'1 x 5'4 (2.46m x 1.63m)

Of superbly stylish modern design. Providing vinyl flooring, a panelled bath with chrome mixer tap and full height grey wall tiling. A fitted shower cubicle with electric shower facility and black patterned floor to ceiling aqua boarding. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

**EXTERNALLY:**

The front aspect provides a large front garden with paved hard-standing space for OFF-STREET PARKING. Subject to a dropped kerb. The front garden is laid to lawn with an established bush, fenced side and front boundaries. Access to the front entrance door and additional external door within the dining kitchen, providing an external light. The well-appointed and fully enclosed rear garden is predominantly laid to lawn with a large crazy paved seating area, accessed from the French doors in the living room. A concrete pathway leads to the bottom of the garden, to a slate shingled seating area. There is provision for a garden shed and brick BBQ. There is an outside tap, fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'WORCESTER' combination boiler. Installed in DECEMBER 2024 and uPVC double glazing throughout. Replaced within the last 5 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.

**Approximate Size: 890 Square Ft.**

Measurements are approximate and for guidance only.

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

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'C' (71)**

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 popular residential location, within close proximity and to the Town Centre. 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.





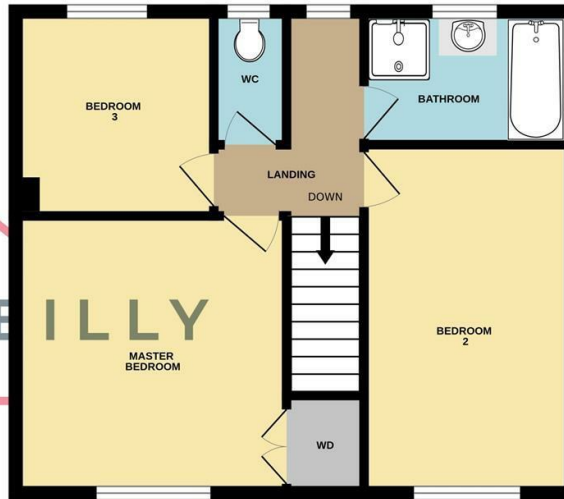




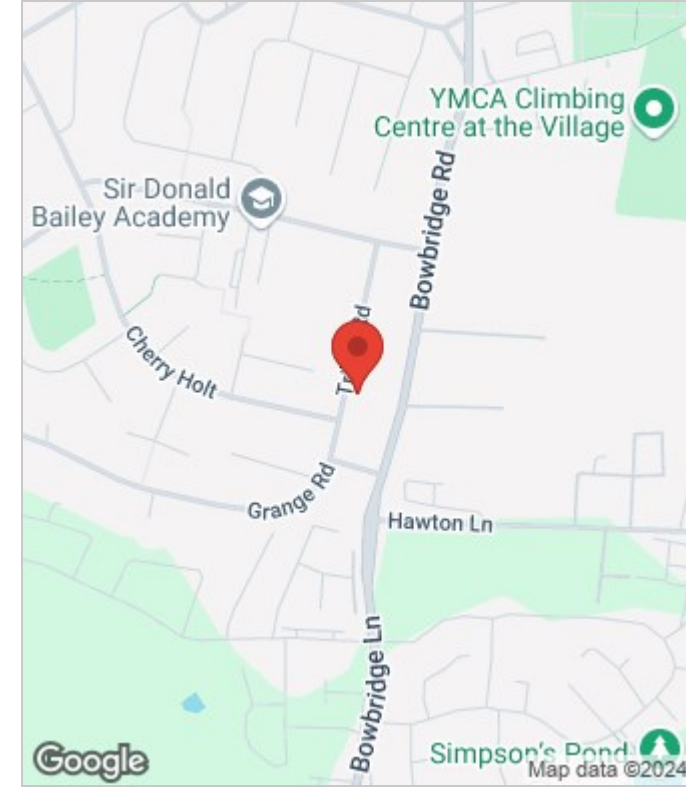
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	