



Gladstone Road,

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OLIVER REILLY 



# Gladstone Road, Newark

- ATTRACTIVE SEMI-DETACHED HOME
- THREE WELL-PROPORTIONED BEDROOMS
- DELIGHTFUL LOUNGE & GF W.C
- WELL-APPOINTED SOUTH FACING GARDEN
- WONDERFUL ARRAY OF PERIOD FEATURES
- TRADITIONAL VICKER'S DESIGN
- STUNNING OPEN-PLAN LIVING/DINING KITCHEN
- SUPERB FIRST FLOOR SHOWER ROOM
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

GUIDE PRICE £275,000 - £285,000 GORGEOUS GLADSTONE... IS ONE NOT TO BE MISSED...!!

Introducing an immaculate 'Vickers' built semi-detached home that exudes tranquility and comfort, tailored to suit the needs of both families and couples. What sets this property apart are its unique period features, combined with a STUNNING contemporary design.

The property stands-proud in a highly renowned residential location, closely situated within walking distance to Newark Town Centre. Close to excellent amenities, schools and transport links.

This BRIGHT AND BEAUTIFUL home is the pinnacle of PERFECTION. Presented to an immensely high standard, both inside and out.

The spacious, free-flowing accommodation comprises: Inviting reception hall, a lovely lounge, generous stylish and DUAL-ASPECT modern kitchen, OPEN-PLAN to a wonderful living/ dining area, with breakfast bar and an eye-catching feature fireplace, housing an inset log burner. There is also a ground floor W.C. The attractive first floor landing leads into a GORGEOUS MODERN SHOWER ROOM and three WELL-PROPORTIONED BEDROOMS.

Externally, the property occupies a marvellous plot. The front aspect is greeted with an EXTENSIVE MULTI-CAR DRIVEWAY. Leading into a detached garage. Providing power and lighting. The captivating and well-appointed SOUTH FACING rear garden is a joy to behold. BEAUTIFULLY LANDSCAPED and highly private. Hosting an Indian sandstone seating area, directly from the sliding doors in the living area and a raised decked outdoor entertainment area. both a perfect space for relaxing!

Further benefits of this charming, traditional BEAUTY include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

THERE'S NO PLACE LIKE HOME.... At Gladstone Road. Step inside and prepare to be IMPRESSED!

Guide Price £275,000 - £285,000



#### ENTRANCE PORCH:

4'8 x 2'5 (1.42m x 0.74m)

#### RECEPTION HALL:

13'8 x 7'5 (4.17m x 2.26m)

An inviting internal entrance space, accessed via an obscure stained glass front door with obscure stained glass medium height side panels. Providing complementary wood-effect laminate flooring, grey carpeted stairs with open-spindle balustrade rising to the first floor, recessed ceiling spotlights, double panel radiator, smoke alarm, wall mounted 'HIVE' central heating thermostat, alarm control panel and a fitted storage cupboard, with clothes hanging facilities. Access into the open-plan living/dining kitchen and well-proportioned lounge.

#### LOUNGE:

12'3 x 11'5 (3.73m x 3.48m)

Accessed via an original internal door. A lovely and spacious reception room, providing continuation of the wood-effect laminate flooring. Two ceiling light fittings, Coved ceiling, large single panel radiator, and a useful fitted storage cupboard, with shelving above. There is a decorative feature fire surround with recess and a large uPVC double glazed window to the front elevation.

#### SPACIOUS DUAL-ASPECT KITCHEN:

22'2 x 7'4 (6.76m x 2.24m)

Accessed via an original internal door. A lovely DUAL-ASPECT room. Providing complementary Parquet - style flooring. The beautiful modern kitchen provides an extensive range of grey shaker-style wall and base units with marble effect flat-edge work surfaces over and up stands. Inset ceramic Belfast sink with flexi-spray mixer tap. Integrated medium height electric oven, a separate four ring induction hob with glass splash back and extractor hood above. Integrated fridge freezer, dishwasher and under counter plumbing/provision for a washing machine. The kitchen provides recessed ceiling spotlights, heat alarm, a uPVC double glazed window to the side and rear elevation. There is a useful breakfast bar, integrated within the kitchen space with double power sockets and USB connectivity points. Further under-counter base units, two ceiling light fittings above, a double panel radiator and a uPVC double glazed window to the side elevation. An obscure right-sided composite external door leads into the rear garden and gives access to the detached single garage. Internal access into the ground floor W.C and OPEN-PLAN access into the living/ dining room.

#### OPEN-PLAN LIVING/ DINING ROOM:

12'2 x 11'5 (3.71m x 3.48m)

A wonderful OPEN-PLAN living/dining space. Ensuring great versatility for any growing family/ With continuation of the Parquet-style flooring. Coved ceiling, a central ceiling light fitting, double panel radiator, exposed fireplace housing an inset log burner with raised slate tiled hearth and decorative oak mantle. Fitted low-level storage cupboard, TV/telephone connectivity point. uPVC double glazed sliding doors open out onto a delightfully private Indian sandstone seating area, set within the generous rear garden.

#### GROUND FLOOR W.C:

5'7 x 3'4 (1.70m x 1.02m)

Accessed via an original internal door. Of eye-catching contemporary design. Providing patterned tile-effect vinyl flooring, a low-level W.C with push-button flush and a corner fitted white ceramic wash hand basin with black mixer tap. Double panel radiator, wall panelling, ceiling light fitting, low-level storage cupboard housing the electricity meter. Obscure uPVC double glazed window to the side elevation.

#### FIRST FLOOR LANDING:

6'10 x 3'8 (2.08m x 1.12m)

Providing modern grey carpeted flooring, an open spindle balustrade, with oak handrail, a ceiling light fitting, smoke alarm, wall mounted electronic central heating thermostat. eye-catching stained glass uPVC double glazed window to the side elevation. Access into the family shower room and all three well-proportioned bedrooms.



**MASTER BEDROOM:**

Accessed via an original internal door. A generous DOUBLE bedroom, providing carpeted flooring, low-level double panel radiator, ceiling light fitting and extensive fitted wardrobes with sliding doors. uPVC double glazed window to the rear elevation, overlooking the well-appointed rear garden. Max measurements provided up to fitted wardrobes.

13'3 x 9'6 (4.04m x 2.90m)

**BEDROOM TWO:**

Accessed via an original internal door. A further DOUBLE bedroom located at the front of the property, providing grey carpeted flooring, double panel radiator, TV connectivity point, ceiling, light fitting, open storage space with clothes hanging facilities and shelving. uPVC double glazed window to the front elevation.

12'3 x 11'1 (3.73m x 3.38m)

**BEDROOM THREE:**

Accessed via an original internal door. A well-proportioned single bedroom. Providing grey carpeted flooring, double panel radiator, ceiling light fitting and useful over-stairs storage space with clothes hanging facilities, uPVC double glazed window to the front elevation. Max measurements provided.

8'8 x 7'4 (2.64m x 2.24m)

**FAMILY SHOWER ROOM:**

Accessed via an original internal door. Of stylish contemporary design, providing patterned tile-effect vinyl flooring. A large fitted shower cubicle with mains shower facility, rainfall effect shower head and white floor to ceiling wall tiling. A low-level W.C with levered flush and a white ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. Medium height wall panelling. A fitted airing cupboard houses a modern 'WORCESTER' gas combination boiler with fitted shelving. Modern metro-style radiator, recessed ceiling spotlights, extractor fan and a loft hatch access point, Obscure uPVC double glazed window to the rear elevation with complementary fitted shutters.

9'5 x 6'10 (2.87m x 2.08m)

**DETACHED SINGLE GARAGE:**

Of detached concrete sectional construction. Accessed via a manual up/over garage door. Providing power, lighting and a separate electrical consumer unit. Obscure single glazed window to the rear elevation. A left sided wooden timber personnel access door leads to the front driveway and large enclosed rear garden.

16'2 x 9'6 (4.93m x 2.90m)

**EXTERNALLY:**

The property occupies a generous plot. The front aspect provides dropped kerb vehicular access onto an extensive part tarmac and gravelled driveway providing ample, off-street parking for up to three vehicles. There is a low-level fenced front and left side boundary. A part walled and fenced right side boundary. Access to the front entrance porch. A right sided timber gate, with concealed gas meter box leads into the well-appointed and highly private SOUTH FACING rear garden. Predominantly laid to lawn with beautifully maintained planted borders. There is a large Indian sandstone paved patio, a raised decked seating area, gravelled hard-standing at the bottom of the garden with provision/space for a garden shed. An outside tap and external light. There are 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 combination boiler, an alarm system 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: 1,040 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: 'D' (61)**

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 for ease of access into Newark-on-Trent (approx. 1.5 miles away). The property is positioned on a highly sought after street, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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:**

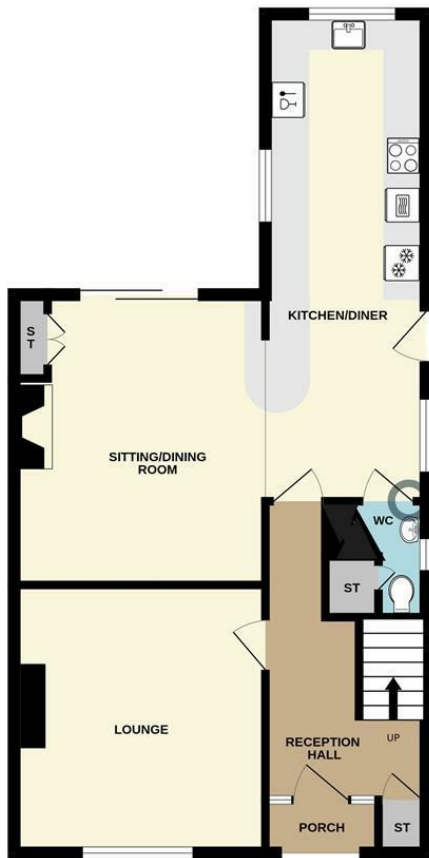
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

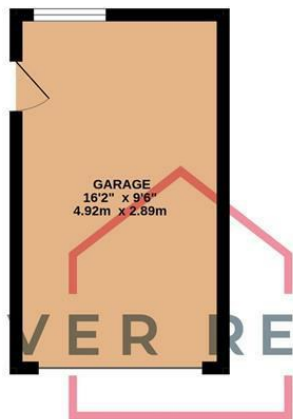
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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



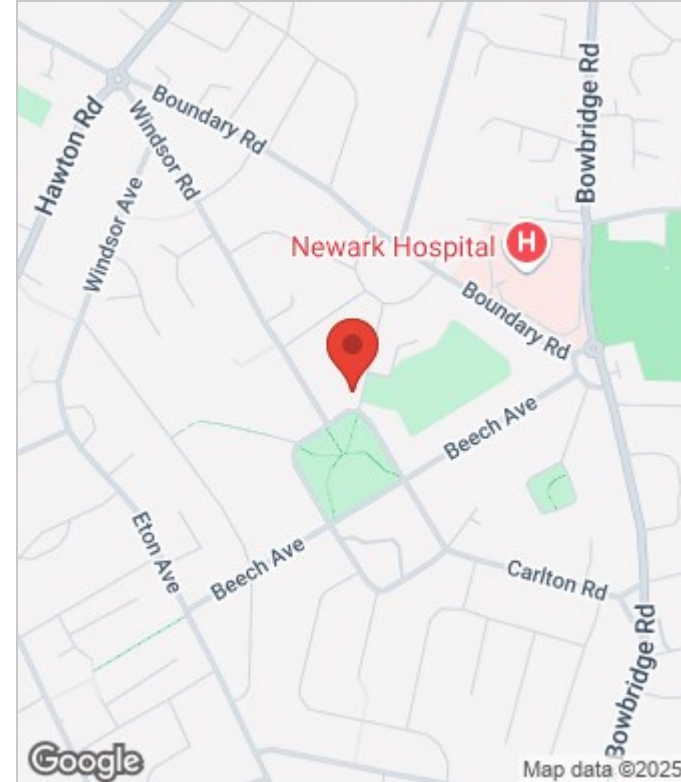
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	