



High Street, Collingham, Newark

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OLIVER REILLY 







# High Street, Collingham, Newark

Offers in excess of £400,000

- BESPOKE DETACHED RESIDENCE
- STUNNING CONTEMPORARY HOME
- SOUGHT-AFTER VILLAGE. FULL OF AMENITIES
- FIRST FLOOR BATHROOM & EN-SUITE
- GATED DRIVEWAY & DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- QUADRUPLE-ASPECT LIVING/DINING KITCHEN
- GF W.C & UTILITY ROOM
- DELIGHTFUL SOUTH-FACING GARDEN
- IMPECCABLE PRESENTATION! & AIR-SOURCE HEATING! Tenure: Freehold EPC 'B' (89)

## SETTING THE STANDARD..! A PICTURE-PERFECT CONTEMPORARY DREAM!

Expect to be IMPRESSED by this fabulously bespoke detached family home. Situated right in the heart of one of Newark's most IN-DEMAND VILLAGES. Packed FULL of amenities and excellent transport links. This sleek, stylish and spacious home is presented to a near-faultless condition. Boasting a bright and airy layout. Spanning in excess of 1,200 square/ft. The property was constructed to an extremely high standard in 2022 and remains IMPECCABLY PRESENTED. Both, inside and out. Further enhanced by the existing owner by a FULL RE-DECORATION THROUGHOUT! The well-appointed internal accommodation comprises: Entrance hall, ground floor W.C, DUAL-ASPECT lounge with an inset log burner and French doors into the garden. A 31FT OPEN-PLAN LIVING/DINING FAMILY KITCHEN. The high-specification kitchen enjoys a range of integrated appliances, oak work surfaces and access into a separate utility room. The whole of the ground floor is complemented by under-floor heating. The first floor landing hosts a FOUR-PIECE family bathroom and THREE DOUBLE BEDROOMS. Two of which are DUAL-ASPECT. Flooding the rooms with natural light. The master bedroom boasts an en-suite shower room. Externally, you can't fault the eye-catching, low-maintenance and SOUTH-FACING rear garden. Boasting a high-degree of privacy, with an extensive Indian-sandstone paved seating area. Directly from the open-plan living space. The front aspect is greeted via a double gated driveway, giving access to a DETACHED GARAGE. Providing power and lighting. Further benefits of this all-round EXCELLENT home include uPVC double glazing throughout, AIR-SOURCE HEATING! A full alarm system and a high energy efficiency rating (EPC: B). We know that FIRST IMPRESSIONS COUNT... and this A\* MODERN-DAY BEAUTY has everything you could want... AND MORE! The only things thats missing... IS YOU!



### ENTRANCE HALL:

A lovely and inviting reception hall. Accessed via a uPVC front door. Providing LVT flooring with under-floor heating and independent control panel. Carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm and alarm control panel. Access into the lounge, open-plan family kitchen and ground floor W.C.

7'7 x 5'3 (2.31m x 1.60m)

### GROUND FLOOR W.C:

Accessed via a complementary oak internal door. Providing LVT flooring with under-floor heating, a low-level W.C and ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted vanity storage unit. Ceiling light fitting and extractor fan.

5'11 x 4'8 (1.80m x 1.42m)

### LOUNGE:

A WELL-PROPORTIONED DUAL-ASPECT reception room. Accessed via a complementary oak internal door. Providing wood-effect tiled flooring with under-floor heating and independent control panel. A ceiling light fitting, TV/ telephone points, PIR alarm sensor and a central feature fireplace. Housing an inset log burner, with a raised stone hearth and oak mantle. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out into the lovely private SOUTH-FACING garden.

16'10 x 9'8 (5.13m x 2.95m)

### OPEN-PLAN LIVING/DINING KITCHEN:

FULL OF THE WOW-FACTOR! Of fantastic proportion, QUADRUPLE-ASPECT and full of space! Accessed via a complementary oak internal door. Providing LVT flooring with under-floor heating and independent control panel. The lovely shaker-style fitted kitchen hosts a vast range of complementary dove grey wall and base units with under-unit lighting, solid oak work surfaces over and partial cream wall tiled splash backs. Inset white ceramic 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric oven with a separate five ring induction hob with a black stainless steel extractor hood above. Integrated dishwasher and provision for a freestanding fridge freezer. Recessed ceiling spotlights, heat alarm and a ceiling light fitting. Located above the breakfast bar, with base units under. The OPEN-PLAN space provides sufficient seating and dining space, with continuation of the recessed ceiling spotlights and a PIR alarm sensor. There is a uPVC double glazed window to both side elevations and uPVC double glazed French doors opening onto the paved seating area, within the rear garden. Internal access into the utility room. Max measurements provided.

30'1 x 11'6 (9.17m x 3.51m)

### UTILITY ROOM:

Accessed via a complementary oak internal door. With tiled flooring and under-floor heating. Providing a dove grey base unit with solid oak work surface over. Inset stainless steel sink with mixer tap and drainer. Under-counter plumbing/ provision for a washing machine and tumble dryer. Access to the electrical RCD consumer unit. Ceiling light fitting and a uPVC double glazed window to the rear elevation. Access into the utilities cupboard, with ceiling light fitting. Housing the hot water cylinder, under-floor heating manifold and 'MIDEA' air-source heating controls. These can be controlled via a mobile application.

6'5 x 5'9 (1.96m x 1.75m)

### FIRST FLOOR LANDING:

A delightful bright and airy space. Providing carpeted flooring, an open-spindle balustrade with oak handrail. Two ceiling light fittings, a double panel radiator, smoke alarm, first floor heating control panel, loft hatch access point (well-insulated). A fitted storage cupboard and a uPVC double glazed window to the rear elevation. Access into the family bathroom and all three DOUBLE bedrooms.

10'10 x 6'2 (3.30m x 1.88m)

### MASTER BEDROOM:

A GENEROUS DUAL-ASPECT DOUBLE BEDROOM. Accessed via a complementary oak internal door. Providing carpeted flooring, two double panel radiators, a ceiling light fitting, TV/ telephone connectivity point and a uPVC double glazed window to the front and rear elevations. Access into the en-suite shower room.

16'10 x 9'8 (5.13m x 2.95m)







#### EN-SUITE SHOWER ROOM:

7'4 x 6'6 (2.24m x 1.98m)  
 Of STYLISH modern design. Accessed via a complementary oak internal door. Providing tile-effect vinyl flooring. A double shower cubicle with mains shower facility and contemporary floor-to ceiling tiled splash backs. A low-level W.C and ceramic wash hand basin with chrome mixer tap and partial tiled splash backs. Inset to a fitted vanity storage cupboard. Chrome heated towel rail, recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the front elevation. Max measurements provided.

#### BEDROOM TWO:

16'4 x 10'5 (4.98m x 3.18m)  
 A FURTHER DOUBLE BEDROOM. Accessed via a complementary oak internal door. Located at the front of the property. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a TV/ telephone connectivity point. uPVC double glazed window to the front elevation. Max measurements provided.

#### BEDROOM THREE:

11'9 x 10'9 (3.58m x 3.28m)  
 A FINAL DOUBLE BEDROOM. Located at the rear of the house. Accessed via a complementary oak internal door. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a TV/ telephone connectivity point. uPVC double glazed window to the rear elevation. Overlooking the rear garden.

#### FAMILY BATHROOM:

8'3 x 8'2 (2.51m x 2.49m)  
 Accessed via a complementary oak internal door. An EXCELLENT size. With tile-effect vinyl flooring. Providing an excellent four-piece suite comprising: Panelled bath with chrome mixer tap and partial wall tiled splash backs. A double fitted shower cubicle with mains shower facility and majority wall tiled splash backs. Low-level W.C and a ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted vanity storage unit. Chrome heated towel rail. Recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

#### DETACHED GARAGE:

18'4 x 10'2 (5.59m x 3.10m)  
 Of brick-built construction, with a pitched pantile roof. Accessed via a manual up/over garage door. Providing power and lighting. A uPVC right sided personnel door gives access into the garden.

#### EXTERNALLY:

The property is situated off the main road, via a private shared driveway. The front elevations holds a high-degree of kerb appeal, with a storm canopy and external wall light. Double five-bar wooden gates open onto a gravelled driveway. Leading to the detached garage. A wrought-iron side gate opens into the lovely SOUTH-FACING and fully enclosed private garden. Predominantly laid to lawn with a wrap-around paved Indian-sandstone pathway, leading to an extensive Indian-sandstone paved seating area, with a double external power socket. Accessed from the open-plan living area. There is an outside tap and four external up/ down lights. Access to the air-source heating inverter. There are fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides air-source heating, with under-floor heating complementing the whole of the ground floor. There is a functional 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: 1,262 Square Ft.

Measurements are approximate and for guidance only. This does not include the garage.

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



**EPC: Energy Performance Rating: 'B' (89)**

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### Local Information & Amenities: Collingham

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

#### 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.

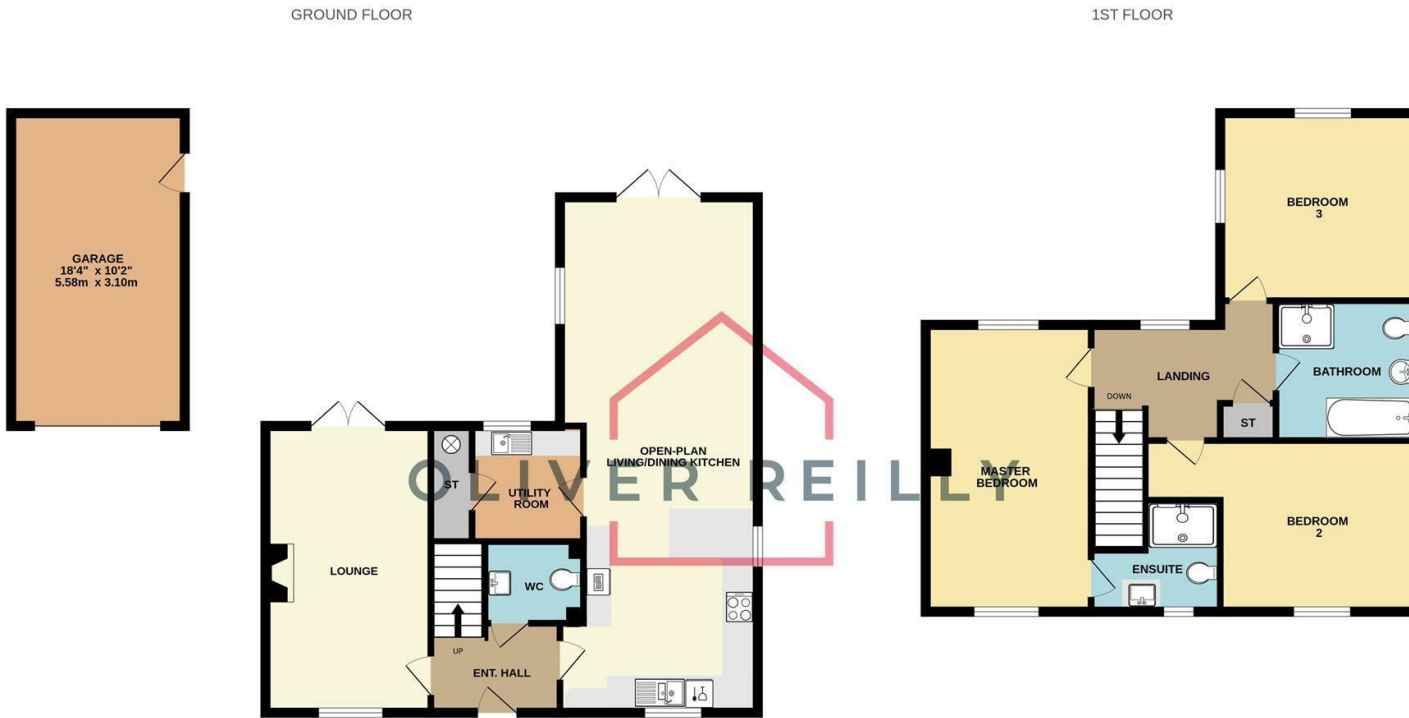
#### Draft Details-Awaiting Approval:

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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</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		

**England & Wales** EU Directive 2002/91/EC

