



Bancroft Road, Newark

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OLIVER REILLY



Bancroft Road, Newark

Guide Price £250,000

- EXTENDED SEMI-DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- EXTENSIVE BLOCK PAVED DRIVEWAY
- CLOSE TO AMENITIES. Tenure: Freehold. EPC 'D'
- THREE BEDROOMS & ATTIC ROOM
- LOUNGE & SEPARATE SITTING ROOM
- GF W.C & FIRST FLOOR BATHROOM
- DELIGHTFUL ENCLOSED GARDEN
- SOLD PRIOR TO MARKETING!

****SOLD PRIOR TO MARKETING!****

THERE'S NO PLACE LIKE HOME!

This exceptionally well-maintained semi-detached home is pleasantly positioned on a highly-sought after street, within close proximity to Newark Town Centre. Close to a wide range of excellent local amenities. This highly-regarded contemporary home enjoys a tasteful, neutral and modern internal design, with EXTENDED ground floor accommodation, enhancing the spacious and free-flowing internal layout. Comprising: Inviting entrance hall, ground floor W.C, bay-fronted lounge with feature fireplace, a FABULOUS OPEN-PLAN DINING KITCHEN. Boasting a range of integrated appliances and an eye-catching multi-fuel burner. An open-archway leads into a lovely sitting room with BI-FOLD DOORS opening out onto an extensive Indian sandstone patio. The first floor landing hosts THREE BEDROOMS and a FOUR-PIECE MODERN BATHROOM. The second floor provides a FUNCTIONAL ATTIC ROOM. Providing multi-purpose potential, with Velux roof lights and ample eaves storage. Externally, you can't fault the enviable plot, with an unspoiled outlook behind. Captivating the high-degree of privacy available. The front aspect provides a substantial block-paved driveway, with additional side driveway. Offering scope for a garage. Subject to relevant approvals. The rear garden has been beautifully maintained and deserves to be appreciated all year round. Further benefits of this charming, cosy and stylish home include uPVC double glazing throughout and gas central heating via a gas combination boiler. Marketed with NO ONWARD CHAIN!



ENTRANCE HALL:

14'5 x 5'5 (4.39m x 1.65m)

Accessed via a composite front entrance door. Providing carpeted flooring, stairs rising to the first floor with a metal open spindle balustrade. Double panel radiator, wall mounted central heating thermostat, ceiling rose with light fitting and a smoke alarm. Access into the lounge, dining kitchen and ground floor W.C.

GROUND FLOOR W.C:

5'8 x 2'6 (1.73m x 0.76m)

Providing vinyl flooring, a low level W.C and wall mounted ceramic wash and basin with chrome mixer tap. High level single panel radiator. Floor to ceiling tiled splash backs. A fitted cupboard houses the electrical RCD consumer unit. Ceiling light fitting and obscure uPVC double glazed window to the side elevation.

BAY-FRONTED LOUNGE:

12'4 x 10'10 (3.76m x 3.30m)

A delightful reception room. Located at the front of the property, providing carpeted flooring, a ceiling rose with light fitting, TV point, double panel radiator, central feature fire place housing and inset electric fire with a raised sandstone hearth and surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided, into bay-window.

OPEN-PLAN DINING KITCHEN:

16'9 x 11'6 (5.11m x 3.51m)

Of stylish contemporary design. Providing ceramic tiled flooring. The extensive fitted kitchen hosts a wide range of complimentary black and cream high gloss wall and base units with wood-effect roll-top work surfaces over, LED plinth lighting, black and white brick effect tiled splash back. Inset white one point five bowl white ceramic sink with chrome mixer tap and drainer. Integrated electric oven with four ring 'HISENSE' ceramic hob with counseled extractor hood above. Integrated fridge freezer and plumbing / provision for an under outer washing machine. A fitted larder cupboard houses the 'BAXI' gas combination boiler. Two ceiling light fittings, double panel radiator and a central feature fire place. Housing an inset multi-fuel burning stove with raised slate hearth and white brick effect surround. uPVC double glazed window to the side elevation. A complimentary open arch way leads into the sitting room. Max measurements provided.

SITTING ROOM:

14'7 x 6'10 (4.45m x 2.08m)

A wonderful reception room located at the rear of the property. Providing oak engineered flooring, a double panel radiator, two ceiling light fitting, TV connection, inset LED skirting board lighting. uPVC double glazed window to the side elevation. uPVC double glazed bi-folding doors open out onto an extensive Indian sandstone patio, within the rear garden.

FIRST FLOOR LANDING:

6'3 x 5'9 (1.91m x 1.75m)

With carpeted flooring, metal open spindle balustrade, a single panel radiator, ceiling rose with light fitting, smoke alarm, under floor heating control panel (for the bathroom), carpeted stairs rising to the second floor and an obscure uPVC double glazed window to the side elevation. Access into the family bathroom and three of the four bedrooms. Max measurements provided.

MASTER BEDROOM:

11'6 x 8'7 (3.51m x 2.62m)

A well-appointed double bedroom. Providing carpeted flooring, a single panel radiator, ceiling rose with light fitting, extensive fitted wardrobes with glass mirrored sliding doors. uPVC double glazed window to the rear elevation, overlooking the lovely rear garden. Max measurements provided up to fitted wardrobes.





BEDROOM TWO:

10'6 x 7'9 (3.20m x 2.36m)

Providing carpeted flooring, a single panel radiator, ceiling light fitting and a tv point. Under stairs storage cupboard and a uPVC double glazed window to the front elevation.

BEDROOM THREE:

7'5 x 5'10 (2.26m x 1.78m)

Providing carpeted flooring, a double panel radiator, TV point, ceiling light fitting and a uPVC window to the front elevation. Max measurements provided.

ATTIC ROOM:

12'5 x 11'8 (3.78m x 3.56m)

Located on the second floor. Providing carpeted flooring, an open spindle balustrade, Apex ceiling with five ceiling light fittings, a smoke alarm, side and rear eave storage cupboards, TV point, double panel radiator and a Velux roof light to the front and rear elevation. Max measurements provided.

FIRST FLOOR BATHROOM:

8'5 x 5'10 (2.57m x 1.78m)

Of tasteful modern design. Providing tiled flooring with underfloor heating. A curved paneled bath, with chrome mixer tap, a fitted shower cubicle with mains shower facility and rain fall effect shower head. A low level W.C and ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. High-level heated towel rail, recessed ceiling spot light and floor to ceiling wall tiled splash backs. Obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The front aspect is greeted by dropped kerb vehicular access onto a blocked paved driveway with low level walled front and right side boundaries and a low level fenced left side boundary. Access to the front entrance door, with external wall light. Double wrought iron gates open onto and additional block paved driveway space. Ensuring additional parking options, with and outside tap and external light. Timber side access gate opens into the lovely enclosed rear garden. Hosting a substantial Indian sandstone patio. The garden is predominantly laid to lawn with a variety of established hedges and shrubs. There is hard standing / provision for a garden shed. The property posses an attractive and unspoiled outlook behind with fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler 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: 976 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D'

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location. 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 a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

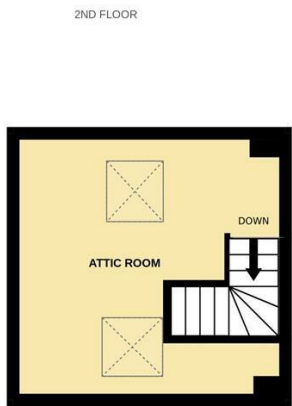
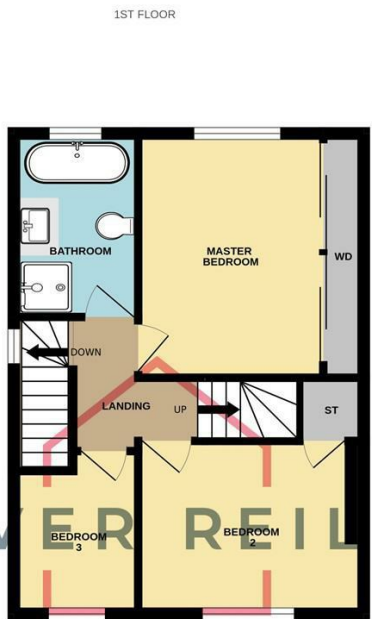
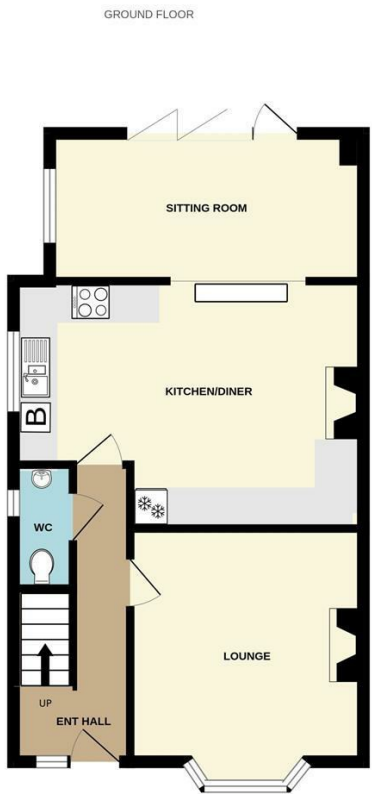
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC