



Beech Avenue, Newark

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OLIVER REILLY



Beech Avenue, Newark

Guide Price £180,000 - £190,000

- STUNNING SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN & AMENITIES
- CONTEMPORARY DINING KITCHEN
- BEAUTIFUL ENCLOSED REAR GARDEN
- IMPECCABLE PRESENTATION INSIDE & OUT
- THREE WELL-PROPORTIONED BEDROOMS
- WONDERFUL OPEN-PLAN LIVING SPACE
- GF BATHROOM & FIRST FLOOR EN-SUITE W.C.
- EXTENSIVE GATED DRIVEWAY & DETACHED GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £180,000-£190,000. ONE FOR THE WHOLE FAMILY!!

Prepare to fall head over heels for this three bedroom semi-detached home. Boasting incredible accommodation throughout. Comprising a well-presented interior, this property has been tastefully enhanced by the current owners and is **READY AND WAITING** for your immediate appreciation!

This spacious yet eye-catching residence is conveniently situated close to a wide array of local schools and amenities, withing comfortable distance to Newark Town Centre and a vast array of excellent transport links.

The **IMPECCABLY PRESENTED** internal layout comprises: Entrance hall, a generous bay-fronted lounge which is **OPEN-PLAN** to a wonderful dining kitchen, a rear lobby and a contemporary ground floor bathroom.

The first floor hosts **THREE EXCELLENT SIZED BEDROOMS** and a modern **EN-SUITE W.C** from the master bedroom.

Externally, the property occupies a wonderful plot. The front aspect is greeted with a substantial double gated driveway, with access into a large detached garage. Providing power, lighting and water. The beautifully maintained rear garden is family friendly and of general low maintenance. Enjoying a lovely under-covered seating area. Perfect for entertaining!

Further benefits of this **SLEEK & STYLISH** home include uPVC double glazing throughout, an alarm system and gas fired central heating, via a modern 'VISSMANN' combination boiler.

This fantastic family-sized **GEM** is simply... **NOT TO BE MISSED!**



ENTRANCE HALL:

5'10 x 3'10 (1.78m x 1.17m)

Accessed via an obscure paned uPVC front door. Providing wood-effect laminate flooring, grey carpeted stairs rising to the first floor, a double panel radiator, alarm control panel, recessed ceiling spotlights, and access into the bay-fronted lounge.

BAY-FRONTED LIVING ROOM:

13'7 x 13'7 (4.14m x 4.14m)

A generous reception room, provided wood-effect laminate flooring, a ceiling light fitting, partial recessed ceiling spotlights, a wall mounted central heating thermostat, double panel radiator, TV connectivity point, wall mounted electric fire. Walk-in bay with uPVC double glazed windows to the front elevation. Open-plan access through to the dining kitchen. Max measurements provided into bay-window.

OPEN-PLAN DINING KITCHEN:

12'1 x 9'5 (3.68m x 2.87m)

Of stylish contemporary design. Providing continuation of the wood-effect laminate flooring. The eye-catching contemporary kitchen houses a range of dark grey high gloss wall and base units with flat edge marble effect laminate works surfaces over and partial patterned wall tiles splash backs. Inset sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over and stylish 'COOKOLOGY' extractor hood above. Access to the concealed 'VISSMANN' gas combination boiler. Sufficient space for a dining table and chairs. uPVC double glazed window to the rear elevation. Internal access into the walk-in pantry. Providing continuation of the laminate flooring. Plumbing/provision for a washing machine. Electrical RCD consumer unit and a paned obscure uPVC double glazed window to the side elevation.

REAR LOBBY:

3'1 x 2'8 (0.94m x 0.81m)

With continuation of the wood-effect laminate flooring. Providing a ceiling light fitting and an obscure uPVC double glazed rear external door, leading into the garden. Internal access into the ground floor bathroom.

GROUND FLOOR BATHROOM:

9'2 x 4'4 (2.79m x 1.32m)

Of attractive modern design. Providing patterned ceramic tiled flooring. A panelled bath with chrome taps and mains shower facility, with floor to ceiling tiled splash backs. A low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap. Heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING:

7'7 x 2'7 (2.31m x 0.79m)

With grey carpeted flooring, a double panel radiator, recessed ceiling spotlights, smoke alarm, loft hatch access point, PIR alarm sensor, air ventilation system and a paned uPVC double glazed window to the side elevation. Access into all **THREE WELL-PROPORTIONED BEDROOMS**.

MASTER BEDROOM:

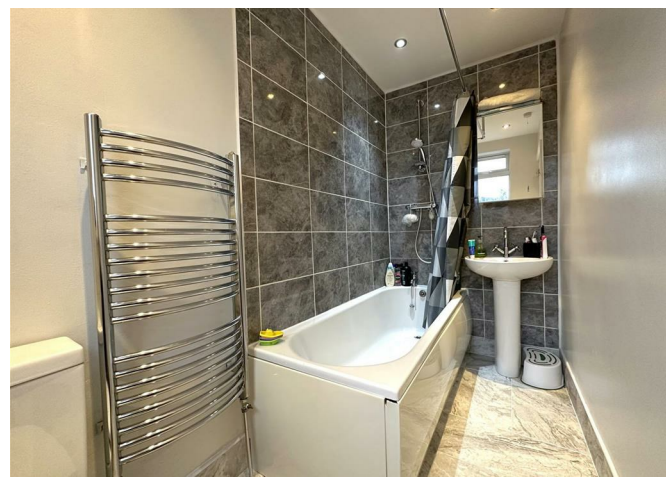
13'8 x 11'10 (4.17m x 3.61m)

A generous **DOUBLE** bedroom, providing grey carpeted flooring, coving, a ceiling light fitting, TV connectivity point double panel radiator, paned uPVC double glazed window to the front elevation. Access into the en-suite W.C. Max measurements provided.

EN-SUITE W.C:

4'2 x 2'8 (1.27m x 0.81m)

Of contemporary design, providing wood-effect laminate flooring. A low-level W.C with wall inset push-button flush and a wall mounted white ceramic wash hand basin with chrome mixer tap. Recessed ceiling spotlight, double panel radiator and a paned uPVC double glazed window to the front elevation.



**BEDROOM TWO:**

9'10 x 9'5 (3.00m x 2.87m)

A second DOUBLE bedroom, located at the rear of the house, providing grey carpeted flooring, coving, a ceiling light fitting, TV connectivity point, double panel radiator and a paned uPVC double glazed window to the rear elevation, overlooking the garden.

BEDROOM THREE:

9'5 x 6'8 (2.87m x 2.03m)

A well-proportioned bedroom, providing grey carpeted flooring, coving, a ceiling light fitting, double panel radiator, paned uPVC double glazed window to the rear elevation. Looking out onto the garden.

DETACHED GARAGE:

Of detached sectional concrete construction, with a pitched roof. Accessed via a manual up/over garage door. Providing power, lighting and water supply. A wooden right sided personnel door gives access into the garden. Window to the rear elevation.

EXTERNALLY:

The property stands on a generous plot, with dropped kerb vehicular access via a double gated entrance onto an extensive concrete driveway. Ensuring AMPLE OFF-STREET PARKING for a range of vehicles, with access into the large detached garage. The front garden is laid to lawn, with a medium height front personnel gate, leading to the front entrance door with storm canopy above. There are medium height fenced front and side boundaries. A left sided timber gate opens into the well-appointed rear garden, providing an extensive paved outdoor entertainment/seating area with a sloped roof canopy. Perfect for relaxing and entertaining. The rear garden is laid to lawn with a range of established privet bushes. There is an outside tap, partial fenced and hedged side boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 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: 703 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 walking distance into 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

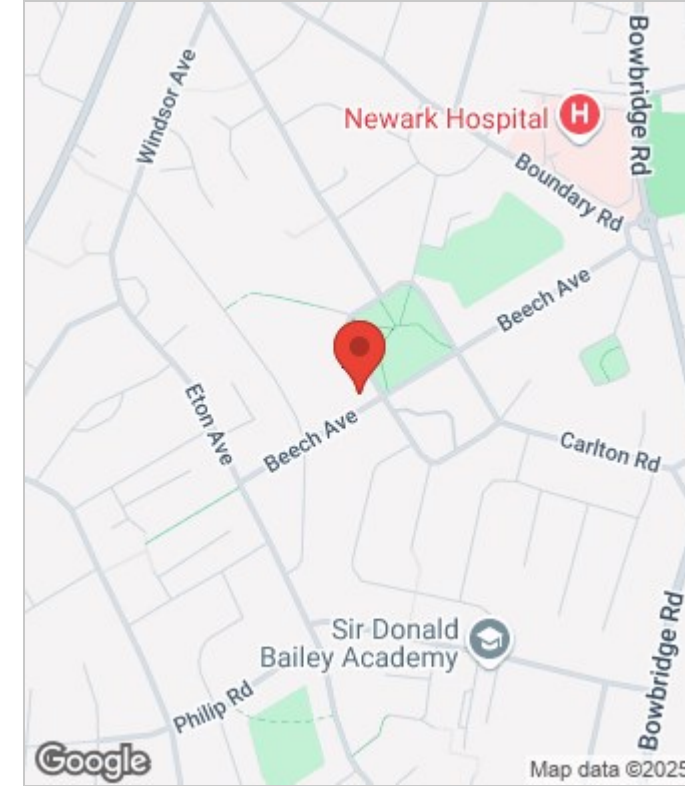
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

