



Churchill Drive, Newark

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 OLIVER REILLY







# Churchill Drive, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- LARGE KITCHEN & FIRST FLOOR BATHROOM
- OFF-STREET PARKING
- GREAT INTERNAL & EXTERNAL POTENTIAL
- THREE WELL-APPOINTED BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED OUTBUILDINGS
- GENEROUS ENCLOSED GARDEN
- Tenure: Freehold EPC 'D' (67)

## ONE TO CALL HOME!... & FULL OF POSSIBILITIES!..

This spacious semi-detached home is situated close to a range of local amenities. This wonderful three bedroom home is deceptively spacious and offers a great internal layout with potential to modernise and MARK YOUR MARK! This is definitely a perfect home for any growing family, looking to inject their own personality. Both inside and out!

The property was constructed in 1955 and retains history as a former Police house. Boasting as well-proportioned internal layout, comprising: Inviting entrance hall, lounge, separate dining room and a large fitted kitchen. The first floor landing hosts a three-piece family bathroom and THREE EXCELLENT SIZED BEDROOMS. Two of which hosts extensive fitted wardrobes.

Externally, the property is greeted with dropped kerb vehicular access onto a driveway. Holding scope to create additional parking spaces, via a well-appointed front garden. The wonderfully sized rear garden is perfect for any growing family! Retaining a detached brick utility, with power and lighting. Along with an attached external store. Both offering great potential to be adapted.

Further benefits of this eye-catching residence include uPVC double glazing, gas fired central heating and a REPLACEMENT ROOF within the last four years.

A NEW START AWAITS... Step inside and see the space and scope available! You won't be disappointed!



Asking Price: £160,000



### ENTRANCE HALL: 10'10 x 6'10 (3.30m x 2.08m)

Accessed via a secure uPVC front door. An inviting reception space, provides wood-effect flooring, carpeted stairs with handrail rising to the first floor, a ceiling light fitting and a uPVC double glazed window to the side elevation. Access into the spacious kitchen and lounge.

### LOUNGE: 13'5 x 10'10 (4.09m x 3.30m)

A lovely sized reception room, providing carpeted flooring, a double panel radiator, coving, ceiling light fitting, two wall light fittings, TV/ internet connectivity points and an exposed central brick fireplace. Housing a freestanding gas fire with raised stone hearth. uPVC double glazed window to the front elevation. Internal paned bi-folding doors open into the separate dining room.

### DINING ROOM: 10'3 x 8'7 (3.12m x 2.62m)

A further reception room, providing carpeted flooring, a single panel radiator, coving, ceiling light fitting and a uPVC double glazed window to the rear elevation, looking out over the garden.

### SPACIOUS KITCHEN: 11'4 x 10'2 (3.53m x 3.10m)

Of generous proportion, providing tiled flooring. The extensive fitted kitchen houses a range of wall and base units with laminate roll-top work surfaces over and floor to ceiling wall tiled splash backs. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated medium height oven, separate four ring induction, hob with extractor hood above. Integrated fridge freezer and dishwasher. Access to the exposed gas boiler. Ceiling strip light. Obscure uPVC double glazed window to the side elevation. uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear external door leads into the garden and external utility/outbuilding.

### FIRST FLOOR LANDING: 9'1 x 6'1 (2.77m x 1.85m)

With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point, fitted airing cupboard, uPVC double glazed window to the side elevation. Access into the family bathroom and all three excellent sized bedrooms.

### MASTER BEDROOM: 11'1 x 10'10 (3.38m x 3.30m)

A sizeable DOUBLE bedroom located at the front of the property, providing carpeted flooring, a single panel radiator, central ceiling light fitting and extensive double fitted wardrobe. UPVC double glazed window to the front elevation.

### BEDROOM TWO: 12'4 x 8'4 (3.76m x 2.54m)

A further DOUBLE bedroom located at the rear of the house, providing carpeted flooring, a single panel radiator, a central ceiling light fitting, an extensive fitted double wardrobe. uPVC double glazed window to the rear elevation, overlooking the generous garden.

### BEDROOM THREE: 9'7 x 7'1 (2.92m x 2.16m)

A well-proportioned bedroom located at the front of the property, with carpeted flooring, a single panel radiator, central ceiling light fitting and a uPVC double glazed window to the front elevation.





#### Local Information & Amenities:

This property is conveniently located in a highly sought-after 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 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.

#### FAMILY BATHROOM:

Providing tile-effect vinyl flooring, a wooden panelled bath with chrome mixer tap and electric shower facility. Provision for a wall mounted shower curtain. Low-level W.C with push button flush. Pedestal wash had basin with chrome mixer tap. Wall mounted electric heated towel rail. Floor to ceiling wall tiling ceiling, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

8'3 x 4'8 (2.51m x 1.42m)

#### DETACHED UTILITY:

Of bricks built construction, Accessed via a secure wooden door. Providing power, lighting and provision/plumbing for a washing machine/tumble dryer. Hardwood single glazed window to both side elevations.

9'7 x 7'3 (2.92m x 2.21m)

#### ATTACHED EXTERNAL STORE:

Of brick built construction. Accessed via a secure side wooden door. Providing power. Access to the gas meter. Offering excellent external storage space and a hardwood single glazed window to the rear elevation.

7'3 x 5'2 (2.21m x 1.57m)

#### EXTERNALLY:

Te front aspect provides dropped kerb vehicular access onto a concrete driveway. The front garden is predominantly laid to lawn with additional space for further off-street parking, if required. There is a fenced left side boundary, low-level pillared walled right sided and front boundary. Access to the front door with flat roof storm canopy above.

The generous rear garden is predominantly laid to lawn with a paved seating area and concrete pathway, leading to the bottom of the garden. There are a range of established bushes. Access into the detached brick utility and attached external store. 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 (serviced November 2024), cavity wall insulation and uPVC double glazing throughout. This excludes the utility and outbuilding.

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: 845 Square Ft.

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

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

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'D' (67)

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.





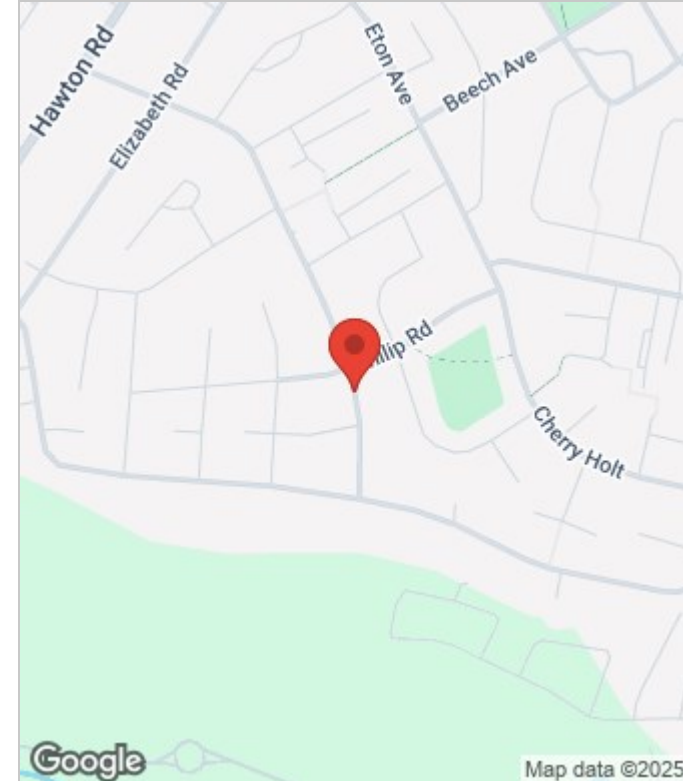




GROUND FLOOR



1ST FLOOR




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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



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