



Hawton Road, Newark

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OLIVER REILLY





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- IMPECCABLE DETACHED RESIDENCE
- HIGHLY SOUGHT-AFTER LOCATION
- BRAND NEW DINING KITCHEN
- BRAND NEW SHOWER ROOM
- DETACHED GARAGE & DRIVEWAY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- UTILITY & BRAND NEW GF & FIRST FLOOR W.C
- WELL-APPOINTED PRIVATE GARDEN
- EXCEPTIONAL PRESENTATION. Tenure: Freehold EPC 'bbc'

Offers in excess of £375,000



ENTRANCE PORCH: 9'5 x 1'9 (2.87m x 0.53m)
 Accessed via complementary hardwood double doors. Providing tiled flooring and access into the reception hall.

RECEPTION HALL: 13'5 x 9'5 (4.09m x 2.87m)
 A BEAUTIFUL AND INVITING ENTRANCE SPACE. Accessed via an original stained glass hardwood front door with complementary stained glass side panels. Providing beech flooring, a ceiling light fitting, stylish graphite grey radiator, high-level wall panelling, telephone point, carpeted stairs rising to the first floor with an open-spindle balustrade and handrail. Access into two reception room, the dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'4 x 3'1 (1.63m x 0.94m)
 Newly installed. With a low-level W.C with a push button flush and an inset ceramic wash hand basin with chrome mixer tap and mosaic wall tiled splash backs. Additional cream ceramic wall tiled splash backs and a light fitting. Access to the 'BRAND NEW' 'BAXI' boiler and electrical RCD consumer unit.

CONTEMPORARY DINING KITCHEN: 15'2 x 9'4 (4.62m x 2.84m)
 OF EXQUISITE MODERN DESIGN. Accessed via a glass panelled oak internal door. Providing patterned tiled flooring. The HIGH-SPECIFICATION 'WREN' fitted kitchen hosts a range of complementary sage green wall and base units with QUARTZ marble-effect work surfaces over, and up-stands. Inset sink with mixer tap and QUARTZ routed drainer. Integrated slim-line dishwasher, fridge freezer, wine fridge, medium height 'SAMSUNG' electric oven and microwave with separate four ring induction hob, stylish extractor hood and a marble-effect splash back. Wall unit under lighting. Recessed ceiling spotlights. Sufficient space for a dining table with ceiling light fitting above. BRAND-NEW uPVC double glazed window to the side elevation with complementary bespoke fitted shutter and a BRAND-NEW uPVC double glazed window to the rear elevation, with fitted roller blinds. An obscure paned uPVC double glazed side external door, gives access onto the driveway, to the garage and into the garden. Internal access into the utility.

UTILITY: 5'2 x 2'9 (1.57m x 0.84m)
 Accessed via a complementary oak internal door. Providing a wall light fitting, provision/plumbing for a washing machine and tumble dryer.

BAY-FRONTED LOUNGE: 13'10 x 11'10 (4.22m x 3.61m)
 A LOVELY RECEPTION ROOM. Located at the front of the house. Accessed via an oak internal door. Providing carpeted flooring, two wall light fittings, with baker light switch, a stylish graphite grey radiator, picture rails, smoke alarm an exposed feature fireplace with open-fire, tiled hearth and decorative wooden surround. Walk-in bay with BRAND-NEW uPVC double glazed windows to the front elevation and complementary bespoke shutters. Max measurements provided into bay-window.

SITTING ROOM: 12'9 x 11'10 (3.89m x 3.61m)
 A BEAUTIFUL RECEPTION ROOM. Providing patterned tile-effect vinyl flooring, a ceiling light fitting, stylish graphite grey vertical radiator, picture rails and a central feature fireplace. Housing an inset cast-iron fire with a raised granite hearth and decorative wooden surround. Paned hardwood French doors with painted glass side panels open through to the conservatory.

CONSERVATORY: 11'5 x 9'10 (3.48m x 3.00m)
 Of part brick and UPVC construction with a pitched poly-carbonate roof. Providing patterned tile-effect vinyl flooring, two wall light fittings, a low-level single panel radiator, uPVC double glazed windows to both side and rear elevations with fitted roller blinds. UPVC double glazed French doors open out into the garden. Max measurements provided.

A BREATH-TAKING DETACHED BEAUTY..! WHATS NOT TO LOVE?

Setting the standard from the outset!... This wonderful detached family-sized residence demands a high-degree of kerb appeal. Standing on one of Newark's most SOUGHT-AFTER streets, within comfortable walking distance to the Town Centre.

This gorgeous home has been comprehensively enhanced by the current owner. Creating a MESMERIZING TRANSFORMATION. Having combined a beautiful array of original features, with a HIGH-QUALITY, stylish and eye-catching design!

The property commands a copious and inviting internal layout, comprising: Entrance porch, a warm and welcoming reception hall, a NEWLY INSTALLED ground floor W.C, a bay-fronted lounge with feature fireplace, separate dining/reception room with double doors opening into a lovely conservatory. The icing on the cake has to be the STUNNING DUAL-ASPECT DINING KITCHEN. Ensuring a range of integrated appliances and a separate utility cupboard.

The first floor landing hosts a GORGEOUS SHOWER ROOM with a separate W.C and THREE EXCELLENT SIZED BEDROOMS. The second floor hosts a MARVELLOUS ATTIC (FOURTH) BEDROOM.

Externally, the property occupies a wonderful 0.11 of an acre plot. The front aspect is greeted via a resin driveway, with an established front garden. Double gates open onto an additional driveway space, leading down to a DETACHED GARAGE. Set within the beautiful and well-appointed rear garden. Perfect for the whole family to enjoy!

Further benefits of this SUBLIME STAND OUT HOME include BRAND NEW uPVC double glazing throughout, including NEWLY INSTALLED BESPOKE SHUTTERS and gas fired central heating, via a NEW gas combination boiler.

SEEING IS BELIEVING... Step inside and gain a full sense of appreciation for a HOME OF TRUE DISTINCTION!





FIRST FLOOR LANDING:

With carpeted flooring, a ceiling light fitting, medium height wall panelling and a complementary ORIGINAL stained glass single glazed window to the side elevation. Access into the first floor W.C, shower room and three bedrooms, all via attractive oak internal doors. Max measurements provided.

10'3 x 3'7 (3.12m x 1.09m)

FIRST FLOOR W.C:

Of eye-catching modern design. Providing patterned tile-effect vinyl flooring, medium height wall panelling and a low-level W.C with push-button flush. Ceiling light fitting and a BRAND-NEW uPVC double glazed window to the side elevation.

6'4 x 2'7 (1.93m x 0.79m)

FOUR-PIECE SHOWER ROOM:

Of luxury modern design. Providing Patterned tile-effect vinyl flooring. A double fitted shower cubicle with mains shower facility and rainfall effect shower head above. High-level white ceramic wall tiled splash backs. A low-level W.C with push button flush and medium height white wall tiling behind. Two inset)His/Her) sinks with brushed brass mixer taps. Inset to a fitted vanity drawer storage unit. Brushed brass heated towel rail. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

9'4 x 6'3 (2.84m x 1.91m)

MASTER BEDROOM:

A delightful DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, large single panel radiator, extensive fitted wardrobes and a decorative painted stone feature fireplace with a raised tiled hearth. BRAND NEW uPVC double glazed window to the rear elevation with bespoke fitted shutters, overlooking the wonderful rear garden. Max measurements provided up to fitted wardrobes.

12'0 x 10'9 (3.66m x 3.28m)

BEDROOM TWO:

An additional DOUBLE bedroom located at the front of the house, providing carpeted flooring, a large single panel radiator, extensive fitted storage cupboard, corning, a ceiling light fitting and a BRAND-NEW uPVC double glazed window to the front elevation with bespoke fitted shutters.

12'1 x 11'10 (3.68m x 3.61m)

BEDROOM THREE:

A well-appointed bedroom, located at the front of the house. Providing carpeted, flooring, a ceiling light fitting, single panel radiator, picture rail and a BRAND-NEW uPVC double glaze window to the front elevation.

9'6 x 7'6 (2.90m x 2.29m)

ATTIC BEDROOM FOUR:

A copious, multi-purpose space, which could be utilised as a large, fourth (DOUBLE) bedroom. Providing carpeted flooring, two electric radiators, a wall light fitting and two uPVC double glazed windows to the rear elevation, overlooking the garden. Max measurements provided.

20'10 x 13'8 (6.35m x 4.17m)

DETACHED SINGLE GARAGE:

Of concrete sectional construction. Accessed via a manual up/ over garage door. Providing power, lighting and a wooden window to the side elevation.

16'3 x 8'3 (4.95m x 2.51m)

EXTERNALLY:

The property is positioned on a highly renowned residential street within close proximity to the Town Centre. Standing on a wonderful 0.11 of an acre private plot. The front aspect is greeted via an elevated resin driveway with double gates opening onto additional driveway space leading down to the detached single garage. The beautifully maintained front garden is predominantly laid to lawn with complementary planted borders and a high-level hedged front boundary. There is access to the front door with external wall light. The wonderful and well-appointed rear garden retains a high-degree of privacy and is predominantly laid to lawn with an oval paved seating area, linked via a block paved pathway from the conservatory. There are a wide array of established bushes and shrubs. There is provision and paved hard standing for a timber summerhouse. Provision for a garden shed and further paved hard standing for a lovely outdoor entertainment space. There are established privet hedged side boundaries and a fenced rear boundary with mature tree-line in front.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED combination boiler and majority BRAND-NEW 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: 1,500 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

EPC: Energy Performance Rating: 'E' (53)

PLEASE NOTE: This is an older certificate and rating. Prior to any home improvements made by the current vendor.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'





Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Town's most sought after streets, 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:

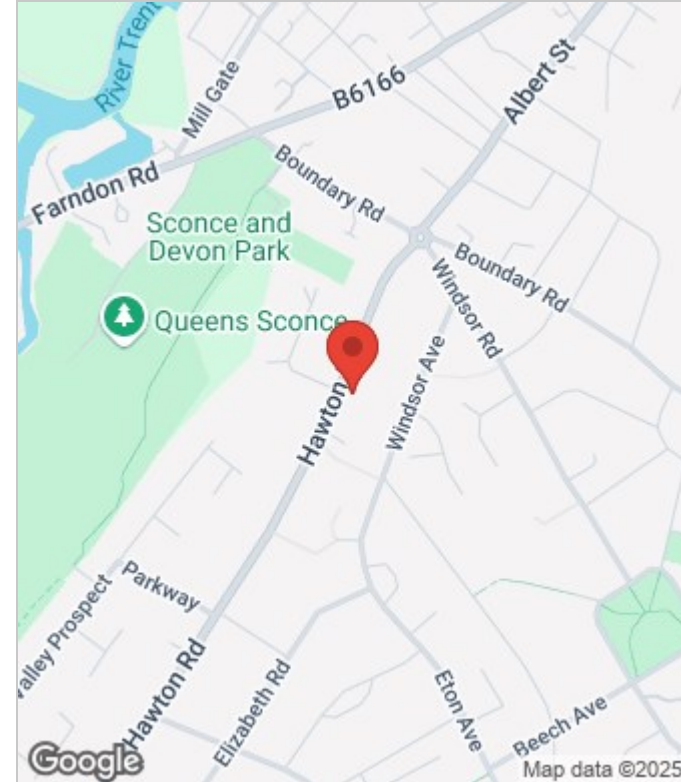
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

