



Broughton Drive, Newark

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OLIVER REILLY



Broughton Drive, Newark

Guide Price £160,000

- MODERN SEMI-DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- GENEROUS LOUNGE/ DINER
- TWO ALLOCATED PARKING SPACES
- uPVC Double Glazing & Gas Central Heating
- TWO BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- PRIVATE SOUTH-FACING GARDEN
- EASE OF ACCESS TO TOWN & AMENITIES
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'

ONE FOR NEW HOMEOWNERS...!!

This excellent contemporary semi-detached home is a PERFECT first time, investment or downsizing purchase. Situated within a quiet residential cul-de-sac, close to a range of amenities and Newark Town Centre.

This well-maintained modern-day GEM provides a wonderfully free-flowing internal layout, boasting a deceptively spacious design, comprising: Entrance hall, a ground floor W.C, fitted kitchen and a large lounge/diner, with French doors opening into the garden.

The first floor landing hosts a three-piece bathroom and TWO EXCELLENT SIZED BEDROOMS, with the master bedroom boasting FITTED WARDROBES.

Externally, the property provides TWO ALLOCATED PARKING SPACES and a lovely low-maintenance, SOUTH FACING rear garden. Hosting a large garden shed/workshop with power and lighting. Retaining a high-degree of privacy, all year round.

Further benefits of this superb starter home include uPVC double glazing and gas fired central heating.

Put one foot in front of the other and CLIMB ONTO THE PROPERTY LADDER... As this marvellous home is sure to tick all your boxes!



ENTRANCE HALL:

9'8 x 3'7 (2.95m x 1.09m)

Accessed via a part obscure external door. Providing partial carpeted flooring and partial laminate flooring. Carpeted stairs with open spindle balustrade rise to the first floor. There is a ceiling light fitting, double panel radiator, alarm control panel, smoke alarm and a wall mounted central heating thermostat. Open-access into the kitchen. Further access into the large lounge/diner and ground floor W.C.

GROUND FLOOR W.C:

5'1 x 2'10 (1.55m x 0.86m)

With tile-effect vinyl flooring. A low-level W.C with levered flush, a white ceramic wash hand basin with chrome taps and partial mosaic tiled splash backs. Double panel radiator, ceiling light fitting and access to the electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

KITCHEN:

9'8 x 6'3 (2.95m x 1.91m)

Of contemporary design. Provide a wood-effect ceramic tiled flooring. The complementary kitchen provides a range of fitted white shaker-style wall and base units with laminate roll-top work surfaces over and white bevelled wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated 'BEKO' electric oven with four ring gas hob over and stainless steel extractor hood above. Under counter plumbing/provision for a washing machine and freestanding fridge freezer. Ceiling light fitting and a uPVC double glazed window to the front elevation.

GENEROUS LOUNGE/DINER:

15'3 x 12'9 (4.65m x 3.89m)

A generous multi-purpose reception room, providing wood-effect laminate flooring. A ceiling light fitting, two double panel radiators, coving, TV connectivity point, fitted under-stairs storage cupboard and a uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out to the low-maintenance SOUTH FACING garden.

FIRST FLOOR LANDING:

7'4 x 6'2 (2.24m x 1.88m)

With carpeted flooring an open spindle balustrade, ceiling light fitting, smoke alarm, a fitted airing cupboard housing the modern 'IDEAL' gas combination boiler, loft hatch access point with a pull-down ladder and central boarding for storage. The landing has a uPVC double glazed window to the side elevation. Access into the bathroom and two well-appointed bedrooms.

MASTER BEDROOM:

12'9 x 11'3 (3.89m x 3.43m)

A lovely DOUBLE bedroom located at the front of the house, providing carpeted flooring, a double panel radiator, ceiling light fitting, a double fitted wardrobe and two uPVC double glazed windows to the front elevation.

BEDROOM TWO:

11'8 x 7'1 (3.56m x 2.16m)

A well-appointed bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation.





FAMILY BATHROOM:

6'7 x 5'7 (2.01m x 1.70m)

Of modern design, providing vinyl flooring, a panelled bath with chrome mixer tap, mains shower facility, floor to ceiling wial tiling and a wall mounted clear glass shower screen. Low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and medium height mosaic wall tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The property enjoys a lovely position at the head of the cul-de-sac. The front aspect is greeted with two side-by-side allocated parking spaces in front of the house. A paved pathway leads to the front entrance door with a pitched roof storm canopy above. The front garden is laid to lawn with a small array of bushes/ borders. A paved pathway continues to the right side elevation with a secure timber access gate opening into the well-appointed, low maintenance SOUTH FACING rear garden. Predominantly laid to lawn with partial borders and an extensive decked seating area, accessed from the French doors in the lounge/diner. There is hard-standing/provision for a garden shed/workshop with power and lighting. There is also enjoys a secluded paved seating area located at the bottom of the garden. There is an outside tap, external security light, fully fenced side and rear boundaries.

Two Allocated Parking Spaces:

There are two side-by-side allocated parking associated with the property. Located directly in front of the house.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a recently a combonation 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: 635 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' (73)

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 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:

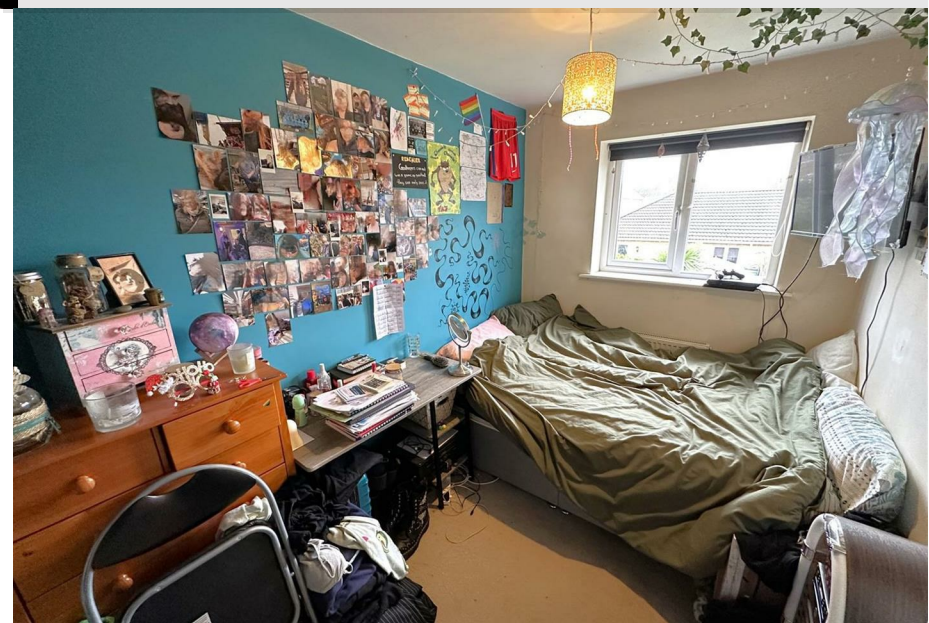
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

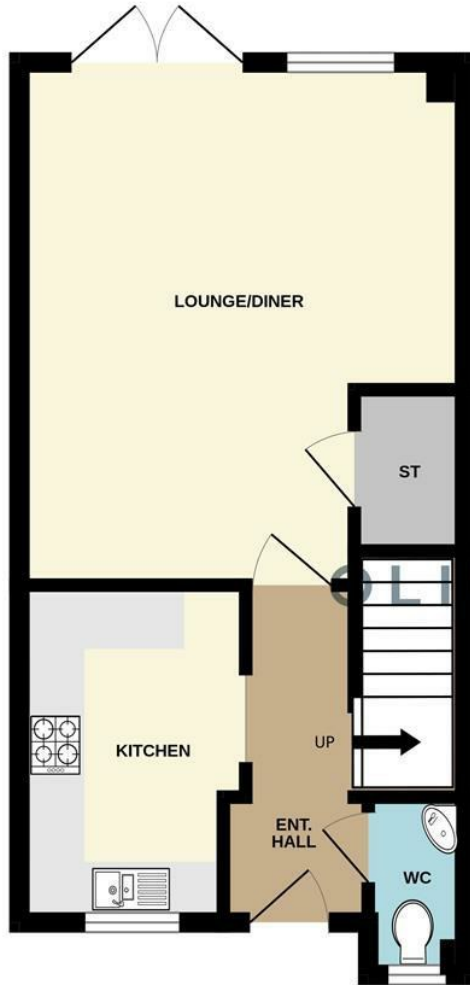
Draft Details-Awaiting Approval:

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.

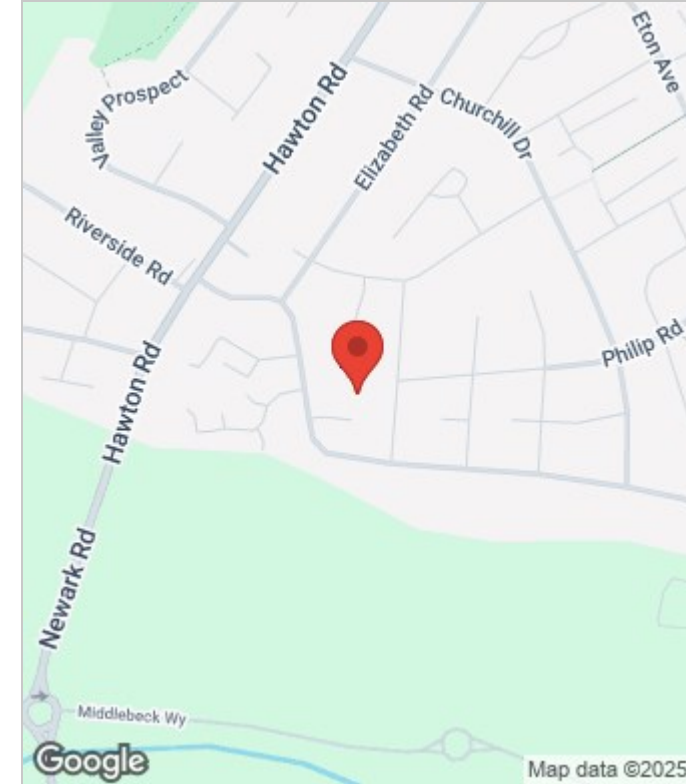
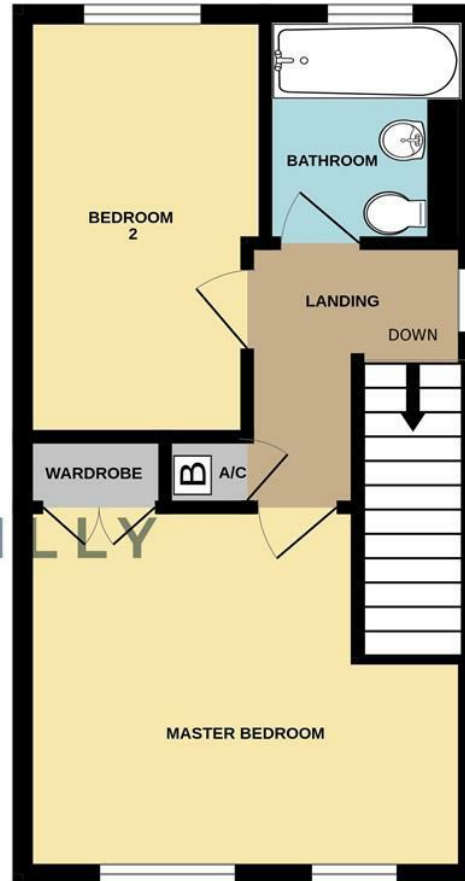




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	