



Kingsnorth Close, Newark

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OLIVER REILLY



NOBODY GETS OUT SOBER

# Kingsnorth Close, Newark

Offers in excess of £190,000

- STUNNING SEMI-DETACHED HOME
- QUIET CUL-DE-SAC. CLOSE TO TOWN CENTRE
- SEPARATE LOUNGE & STUDY AREA
- SUPERB FOUR-PIECE FAMILY BATHROOM
- DETACHED OUTBUILDING & DRIVEWAY
- THREE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- GF W.C./UTILITY ROOM
- PRIVATE LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

WOW. WOW. WOW!... WHAT A FIND...!

Don't miss out on this STUNNING semi-detached home. Pleasantly positioned within a quiet residential cul-de-sac, within walking distance to the Town Centre. Close to an array of excellent local amenities and transport links.

This MARVELLOUS MODERN BEAUTY is simply unrecognizable from its former state...Thanks to the hard work and vision of the current owner. Creating a bright, airy and highly adaptable internal layout. Ready and waiting for your IMMEDIATE APPRECIATION!

The property's spacious and free-flowing internal layout comprises: An inviting entrance hall, a ground floor W.C with utility room, cosy lounge, separate study/ play space and a FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN. Hosting a central breakfast island, a range of integrated appliances and high-level sliding doors opening into the garden.

The first floor landing boasts EXTENSIVE fitted storage cupboards. Access into all THREE WELL-PROPORTIONED BEDROOMS and a BEAUTIFUL FOUR-PIECE FAMILY BATHROOM.

Externally, the property is greeted with a MULTI-CAR gravelled driveway. The lovely low-maintenance rear garden retains a high-degree of privacy, with access into a DETACHED OUTBUILDING. Providing power and lighting.

Further benefits of this attractive contemporary cracker include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. All replaced within the last 5 years.

MAKE YOUR MOVE... This represents modern-day living AT ITS FINEST. Step inside and gain a full sense of appreciation... TODAY! Marketed with \*\*NO ONWARD CHAIN!!\*



**ENTRANCE HALL:** 8'4 x 5'7 (2.54m x 1.70m)

A highly inviting reception space. Accessed via an obscure side external door with obscure full height uPVC double glazed side panel. Providing Parquet-style LVT flooring. Carpeted stairs rise to the first floor with an open under-stairs storage space blow. Recessed ceiling spotlights, smoke alarm, stylish double panel radiator, central heating thermostat. Access into the lounge, open-plan dining kitchen and utility/ GF W.C. All via complementary oak internal doors. Open-access through to the separate study area/ play space.

**STUDY AREA:** 7'3 x 5'6 (2.21m x 1.68m)

With continuation from the hallway of the complementary Parquet-style LVT flooring, recessed ceiling spotlights and power sockets. Offering great scope to be used for a variety of purposes. Currently used as a small play area.

**GROUND FLOOR W.C/UTILITY:** 9'2 x 4'7 (2.79m x 1.40m)

With continuation from the hallway, of the Parquet-style flooring. Providing complementary range of grey shaker-style wall and base units, two fitted larger storage cupboards and laminate roll-top work surfaces over, with white bevelled wall tiled splash backs behind. Inset stainless steel sink with chrome mixer tap. Provision/ plumbing for washing machine and tumble dryer. Low-level W.C with push-button flush. A grey heated towel rail, ceiling spotlights with sensor and an obscure anthracite grey uPVC double glazed window to the front elevation.

**LOUNGE:** 10'10 x 9'2 (3.30m x 2.79m)

A lovely reception room. Providing wood-effect laminate flooring, a stylish anthracite grey double panel radiator, central ceiling light fitting, TV connectivity point and a large anthracite grey uPVC double glazed window to the front elevation.

**OPEN-PLAN DINING KITCHEN:** 16'1 x 10'9 (4.90m x 3.28m)

A STUNNING OPEN-PLAN FAMILY SPACE. With continuation of the Parquet-style LVT flooring. The highly complementary modern fitted kitchen provides a vast range of fitted wall base units with flat edge Quartz work surfaces over and white bevelled wall tiled splash backs. Inset Belfast sink with mixer tap. Integrated electric oven with 'Cooke and Lewis' four ring induction hob over and stylish extractor hood above. Integrated high-level microwave and under-counter dishwasher. Central breakfast island with sufficient dining space, a range of fitted drawer/base units below and ceiling light fitting above. Provision for a freestanding fridge freezer. There is a fitted bench and great space/ provision for a dining table and additional chairs, a wall light fitting and an eye-catching exposed decorative brick feature wall behind. Recessed ceiling spotlights, heat alarm, TV connectivity point and a stylish modern radiator. Large anthracite grey uPVC double glazed sliding doors open out into the lovely, well-appointed and low maintenance garden.

**FIRST FLOOR LANDING:** 9'4 x 4'2 (2.84m x 1.27m)

Providing grey carpeted flooring, three large fitted storage cupboards, one of which houses the 'IDEAL' gas combination boiler. There is a ceiling light fitting, smoke alarm and a loft hatch access point. The landing leads into the family bathroom in all three bedrooms, via complementary oak internal doors.

**MASTER BEDROOM:** 12'5 x 9'10 (3.78m x 3.00m)

A wonderful DOUBLE bedroom, located at the front of the house, providing exposed wooden floorboards, a central ceiling light fitting, two wall light fittings, double panel radiator and TV connectivity point. Anthracite grey uPVC double glazed window to the front elevation.



**BEDROOM TWO:**

12'5" x 8'9" (3.78m x 2.67m)

A well-appointed DOUBLE bedroom, providing light wood-effect laminate flooring, a double panel radiator, TV connectivity point, ceiling light fitting and an anthracite, grey uPVC double glazed window to the rear elevation. Max measurements provided. Length reduces to 10'9 ft. (3.28m).

**BEDROOM THREE:**

7'6" x 6'9" (2.29m x 2.06m)

With wood-effect laminate flooring, a double panel radiator, ceiling light fitting and an anthracite grey uPVC double glazed window to the rear elevation, overlooking the private garden.

**STUNNING FOUR-PIECE BATHROOM:**

9'2" x 5'10" (2.79m x 1.78m)

Of STUNNING contemporary design, providing wood-effect tiled flooring. A freestanding double ended bath with high-level chrome mixer tap and handheld overhead showering facility with bevelled Plum wall tiled splash-backs. A low-level W.C with push button flush and a large white ceramic wash Hand basin with chrome mixer tap. Inset to a fitted vanity drawer storage unit with medium height bevelled white wall tiled splash backs, and two wall light fittings above. There is a fitted shower cubicle with white bevelled wall tiled splash backs and a mains shower facility with black rainfall effect shower head. Recessed ceiling spotlights, chrome heated towel rail, extractor fan, and an anthracite grey uPVC double glazed window to the front elevation.

**DETACHED OUTBUILDING:**

11'3" x 7'2" (3.43m x 2.18m)

Accessed via ac composite external door. Providing power, lighting and great scope to be used for a variety of purposes. There is timber external cladding and a fibre glassed roof.

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a part concrete and extensively gravelled driveway. Allowing off-street parking for two vehicles (size dependent). A concrete pathway leads to the side entrance door and the concealed gas/electricity meter boxes. The pathway continues to a secure right sided gate, opening into the lovely, low-maintenance and well-proportioned rear garden. Having been professionally landscaped with artificial turf and a large sandstone paved seating area, directly accessed from the sliding doors in the open-plan dining kitchen. A sandstone path continues to the bottom of the garden with an additional paved seating area and access into the detached outbuilding. There are two external up/down lights, fully fenced side and rear boundaries with an unspoiled open-aspect behind.

**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. Installed within the last 5 years. 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: 750 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' (65)**

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 central 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 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.

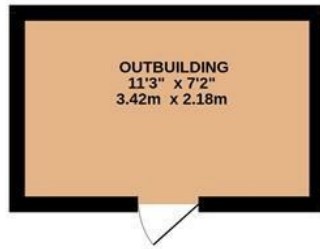
**Draft Details-Awaiting Approval:**

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.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	