



Riverside Road, Newark

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 OLIVER REILLY



Riverside Road, Newark

Offers in excess of £240,000

- LOVELY DETACHED HOME
- POPULAR RESIDENTIAL SETTING. CLOSE TO AMENITIES
- STYLISH CONTEMPORARY KITCHEN & BATHROOM
- GENEROUS ENCLOSED REAR GARDEN
- NEWLY INSTALLED uPVC Double Glazing & Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- GARAGE & EXTENSIVE MULTI-CAR DRIVEWAY
- SIGNIFICANTLY & TASTEFULLY ENHANCED
- GREAT SCOPE TO EXTEND! (STPP) Tenure: Freehold. EPC 'D'

A PICTURE PERFECT PLACE TO CALL HOME!

This remarkable three-bedroom detached home resides in a well-established area of Newark. Close to a range of amenities and fantastic transport links.

This attractive family-sized residence has been significantly enhanced by the current owners, to create an impressive home, that's crying out for your immediate appreciation! The property boasts replacement windows and doors throughout, along with a new central heating system, radiators, kitchen and bathroom, within the last 18 months. All finished to a luxurious and tasteful design.

The property stands proud on an enviable plot, within a quiet yet desirable residential location, boasting a bright and airy free-flowing layout, comprising: Inviting entrance hall, a LARGE 24 FT DUAL-ASPECT LOUNGE/DINER and a stunning contemporary kitchen with a range of integrated 'NEFF' appliances and a walk-in pantry. The first floor landing hosts a lovely modern bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the house stands on a wonderful 0.11 of an acre plot. Greeted via a substantial MULTI-CAR DRIVEWAY. Ensuring AMPLE-OFF-STREET PARKING. Leading down to a LARGE DETACHED TIMBER GARAGE. Providing power and lighting. The well-appointed rear garden leaves much to the imagination, for a purchaser to inject their own personality. Enjoying enough space for the whole family, along with superb SCOPE TO EXTEND. Subject to relevant planning approvals.

Further benefits of this marvellous modern-day home include uPVC double glazing throughout and gas fired central heating.

MAKE YOUR MOVE... This home is the perfect blend of contemporary design and exciting raw potential, to take this house to the next level! Whilst retaining convenience on your doorstep! Step inside and SEE FOR YOURSELF!



ENTRANCE HALL: 14'0 x 6'1 (4.27m x 1.85m)

Access via a complementary composite front door with obscure uPVC double glazed full height side panel. A highly inviting reception space, providing retained Parquet flooring, A ceiling light fitting, wall mounted HIVE central heating thermostat, double panel radiator, stairs rising to the first floor and a high-level uPVC double glazed window to the side elevation. Open-access through to the kitchen. A complementary oak internal door opens into the generous lounge diner. The windows and doors were installed in 2023.

GENEROUS LOUNGER/DINER: 24'4 x 10'10 (7.42m x 3.30m)

A wonderfully large DUAL-ASPECT reception room, providing exposed wooden floorboards, two ceiling light fittings, two double panel radiators, coving, a complementary feature fireplace with a raised granite hearth and decorative oak surround. TV connectivity point, extensive double power sockets, uPVC double glazed window to the front elevation. uPVC double glazed French doors, open out to the substantial rear garden. The windows, doors and radiators were installed in 2023. Max measurements provided.

STYLISH MODERN KITCHEN: 9'9 x 7'9 (2.97m x 2.36m)

Of stunning contemporary design. Providing wood-effect LVT flooring. The high quality kitchen provides a range of complementary grey high-gloss wall and base units with slate effect compact flat edge work surfaces over and copper up-stands. Inset stainless steel sink with chrome mixer tap. Integrated 'NEFF' fridge and 'NEFF' electric hide and slide Pyrolytic oven with a 'NEFF' four ring induction hob over and a stylish extractor hood above. Under-counter plumbing/provision for a washing machine. Provision for an additional under-counter appliances. Access to the gas combination boiler. Installed in 2023. Access into the pantry via an oak internal door with glass partitions. Providing continuation of the wood-effect LVT flooring. Giving access to the electrical RCD consumer unit. There is an obscure uPVC double glazed window to the side elevation. The kitchen has a uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door gives access onto the driveway, within the large garden. The window and door were both installed in 2023.

FIRST FLOOR LANDING: 9'10 x 7'2 (3.00m x 2.18m)

A bright and airy space, providing exposed wooden floorboards, ceiling light fitting, smoke alarm, loft hatch access point and a uPVC double glazed window to the side elevation. Oak internal doors give access into the family bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM: 14'2 x 10'1 (4.32m x 3.07m)

A generous DOUBLE bedroom, providing exposed wooden floorboards, a double panel radiator, ceiling light fitting and a fitted storage cupboard. uPVC double glazed window to the front elevation, overlooking the extensive driveway. The window and radiator was installed in 2023. Max measurements provided.

BEDROOM TWO: 10'2 x 10'1 (3.10m x 3.07m)

A further DOUBLE bedroom located at the rear of the house, providing exposed wooden floorboards, a double panel radiator, ceiling light fitting and a large uPVC double glazed window to the rear elevation, overlooking the generous rear garden. The window and radiator was installed in 2023.

BEDROOM THREE: 8'6 x 7'3 (2.59m x 2.21m)

A well-appointed bedroom, providing exposed wooden floorboards, a double panel radiator, a ceiling light fitting and a uPVC double glazed window to the front elevation. The window and radiator was installed in 2023.





Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

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.

MODERN FAMILY BATHROOM:

7'2 x 5'6 (2.18m x 1.68m)

Of stunning contemporary design, providing tile-effect vinyl flooring. A panelled bath with chrome taps and high-level white wall tiled splash backs with electric shower facility, rainfall effect shower head and additional handheld shower head. Low-level W.C with levered flush and a pedestal wash hand basin with chrome taps and part white wall tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation. The window and radiator was installed in 2023.

LARGE DETACHED GARAGE:

15'7 x 12'2 (4.75m x 3.71m)

Of timber construction. Accessed via secure double doors. Providing power and lighting.

EXTERNALLY:

The property occupies a generous 0.11 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a substantial multi-car driveway. Providing ample off-street parking for a range of vehicles. There is access down to the detached timber garage. The front garden is predominantly laid to lawn with medium height fenced side boundaries and a medium height walled front boundary. Access to the front entrance door with sloped roof storm canopy above and external wall light. The large rear garden leaves much to the imagination for you to inject your own personality. Predominantly laid to lawn with additional and extensive blocked paved parking spaces. Leading to the garage. There is further paved hard-standing towards the bottom of the garden, an outside tap and an external security light. The garden provides ample space for a substantial side or rear extension. Subject to relevant planning approvals. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 826 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

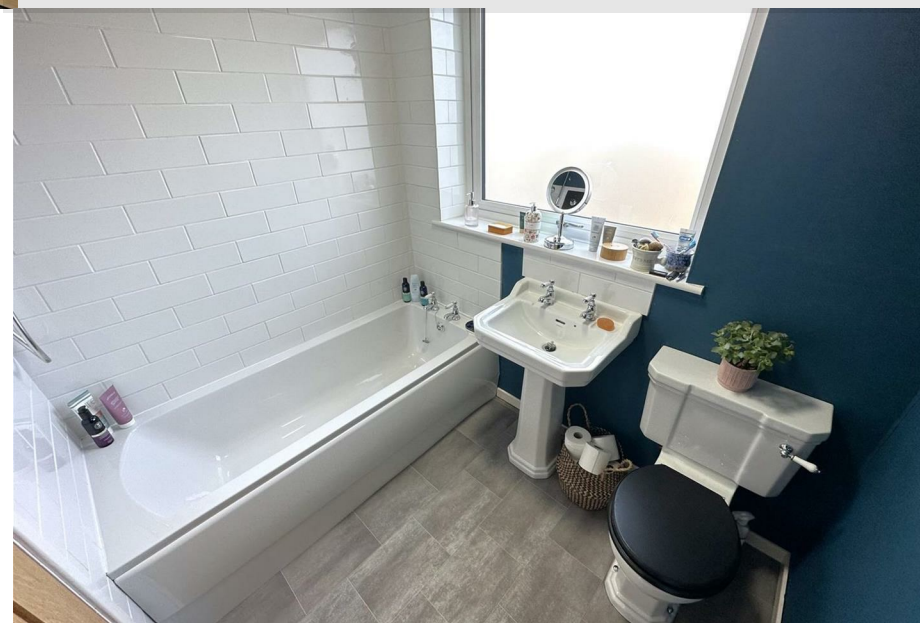
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (54)

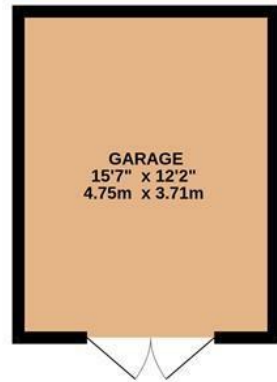
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



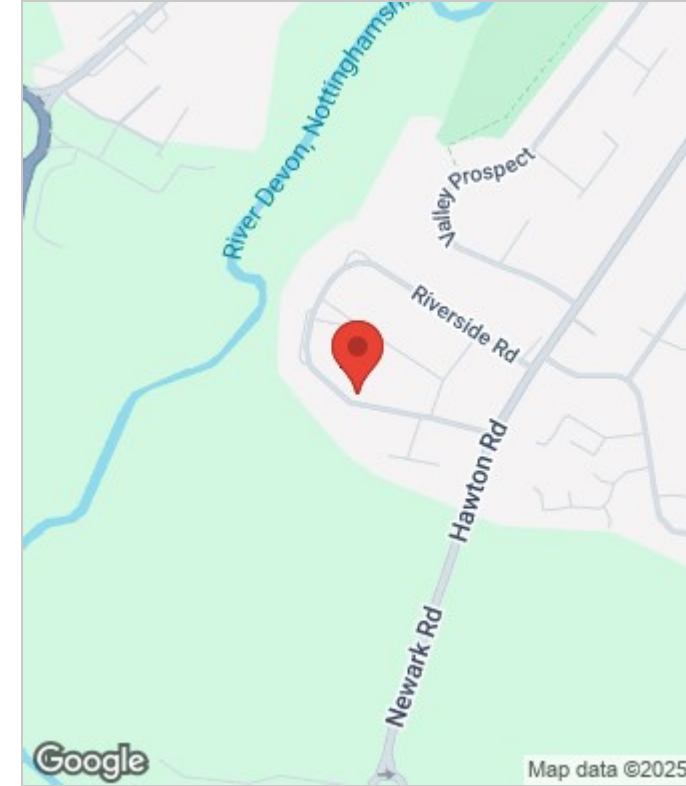


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

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