



Fairway, Newark

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 OLIVER REILLY



# Fairway, Newark

Guide Price £260,000

- EXTENDED SEMI-DETACHED HOME
- DESIRABLE LOCATION. CLOSE TO TOWN
- STUNNING KITCHEN & SHOWER ROOM
- HIGHLY ADAPTABLE LAYOUT
- BEAUTIFUL & WELL-APPOINTED GARDEN
- FOUR BEDROOMS
- GENEROUS LOUNGE/DINER & GARDEN ROOM
- GROUND FLOOR W.C & UTILITY ROOM
- MULTI-CAR DRIVEWAY & INTEGRAL STORE
- A MUST VIEW! Tenure: Freehold EPC 'tbc'

\*Guide Price: £260,000\* LOOKS LIKE HOME!...

This gorgeous four bedroom semi-detached residence is impeccably maintained and in exceptional condition. The house is located in a favourable area, close to excellent transport links, nearby schools and a vast range of local amenities.

The property boasts a substantial and highly adaptable internal layout. Perfect for any growing family comprising: Inviting entrance hall, a stylish ground floor W.C, MAGNIFICENT CONTEMPORARY KITCHEN with a central granite island, a separate utility room and an integral store/ workshop. Providing scope to be utilised for a variety of individual purposes. Furthermore, the ground floor hosts a LARGE 24 FT LOUNGE/DINER. Leading into a lovely garden room, with French doors opening out onto a delightful raised decked sun terrace.

The first floor landing promises a LUXURIOUS SHOWER ROOM and THREE EXCELLENT BEDROOMS. The master bedroom boasts extensive fitted wardrobes. The second floor landing provides ample storage facilities, leading into a sizeable attic (FOURTH) bedroom.

Externally, the property occupies a splendid plot. The front aspect provides a generous MULTI-CAR DRIVEWAY. The beautifully established and well-appointed rear garden is a joy to behold. Providing a great degree of privacy and tranquility.

Further benefits of this SUBLIME SEMI include uPVC double glazing and gas fired central heating, via a combination boiler.

CREATE YOUR NEXT CHAPTER!!... Inside this exceptional family-friendly home. Set within a highly renowned location! NOT TO BE MISSED...!



#### ENTRANCE HALL:

13'8 x 6'1 (4.17m x 1.85m)

Accessed via an obscure paned uPVC double glazed front door with obscure uPVC double glazed window to the front elevation. An extremely inviting reception space provides complementary ceramic tiled flooring, carpeted stairs rising to the first floor, a large single panel radiator, ceiling light fitting, smoke alarm. Access into the contemporary kitchen, large lounge/diner and ground floor W.C.

#### GROUND FLOOR W.C:

8'6 x 2'10 (2.59m x 0.86m)

Accessed via a complementary oak internal door. Providing stylish patterned tile-effect flooring. A low-level W.C with integrated push-button flush and side-by-side storage cupboards. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with partial wall tile splash backs behind. Single panel radiator and a ceiling light fitting.

#### GENEROUS LOUNGE/DINER:

24'2 x 10'9 (7.37m x 3.28m)

Accessed via a complementary oak internal door. A highly generous multi-purpose reception room. Providing carpeted flooring, two ceiling light fittings, a stylish double panel radiator and additional double panel vertical radiator. TV connectivity point and an eye-catching feature fireplace, housing an inset gas coal burning effect fire with a raised granite hearth and decorative wooden surround. Large uPVC double glazed window to the front elevation. Access into the lovely garden room via uPVC double glazed single sliding door. Max measurements provided.

#### GARDEN ROOM:

12'9 x 8'4 (3.89m x 2.54m)

Of part brick and uPVC construction, with a pitched and insulated roof with recessed ceiling spotlights. complementary ceramic tiled flooring, single panel radiator, uPVC double glazed windows to both side and rear elevations. Enjoying a captivating outlook over the garden. uPVC double glazed French doors open out onto a generous decked sun terrace.

#### STUNNING CONTEMPORARY KITCHEN:

14'7 x 12'3 (4.45m x 3.73m)

Of high-quality design! Providing complementary ceramic tiled flooring. The extensive kitchen houses a vast range of white high-gloss wall and base units with granite work surfaces and up-stands over. A central island provides further under-counter base units with an inset stainless steel sink with instant hot water tap and granite routed drainer. Integrated dishwasher. Fitted larder storage cupboard. Provision for a freestanding American-style fridge freezer and Range-master cooker with splash back behind and black stainless steel extractor hood above. Double panel radiator, recessed ceiling spotlights. Under stairs storage space, accessed via a bi-fold door. Providing continuation of the tiled flooring and access to the electrical RCD consumer unit/electricity meter. The Kitchen has a large uPVC double glazed window to the rear elevation, overlooking the delightful and private rear garden. Internal access into the separate utility room. Max measurements provided.

#### UTILITY ROOM:

12'3 x 4'10 (3.73m x 1.47m)

Providing complementary ceramic tiled flooring. Continuation of the wide range of modern cream high gloss base units with a fitted larder cupboard, granite work surfaces and up-stands over. Inset stainless steel sink with chrome mixer tap. Under-counter plumbing/provision for a tiered washing machine and tumble dryer. Provision for a freestanding fridge/freezer. Low-level single panel radiator, recessed ceiling spotlights. A clear uPVC double glazed rear external access door leads onto the extensive decked sun terrace, within the rear garden. Internal access into store/ workshop.





**INTEGRAL STORE/ WORKSHOP:**

Providing power and lighting with a ceiling strip light, double glazed Velux roof light to the right side roof elevation. Access to the modern 'WORCESTER' gas combination boiler and gas meter. Enjoying excellent scope to be utilised for a range of individual purposes. An obscure panelled uPVC double glazed front access door leads onto the well-appointed block paved driveway. Max measurements provided.

11'8 x 11'7 (3.56m x 3.53m)

**FIRST FLOOR LANDING:**

With carpeted flooring, an open spindle balustrade with pine handrail, additional staircase rising to the second floor. Ceiling light fitting, smoke alarm, large uPVC double glazed window to the side elevation. Access into the shower room and three well-proportioned bedrooms.

9'10 x 7'2 (3.00m x 2.18m)

**MASTER BEDROOM:**

Accessed via a complementary oak internal door. A generous DOUBLE bedroom, located at the front of the house, providing carpeted flooring, a ceiling light fitting, extensive fitted wardrobes and a large uPVC double glazed window to the front elevation. Max measurements provided up to the fitted wardrobes.

14'1 x 8'7 (4.29m x 2.62m)

**BEDROOM TWO:**

Accessed via a complementary oak internal door. A further DOUBLE bedroom, located at the rear of the property, providing carpeted flooring, a single panel radiator, ceiling light fitting and a large uPVC double glazed window to the rear elevation, overlooking the large and established garden.

10'1 x 9'10 (3.07m x 3.00m)

**BEDROOM THREE:**

Accessed via a complementary oak internal door. Currently utilised as a sizable home office with scope to be used as a further well-appointed bedroom. Providing carpeted flooring, single panel radiator, recessed ceiling spotlights and a large uPVC double glazed window to the front elevation.

8'3 x 7'2 (2.51m x 2.18m )

**MODERN SHOWER ROOM:**

Accessed via a complementary oak internal door. Of stylish contemporary design providing wood-effect laminate flooring. A modern walk-in shower with mains shower facility with rainfall effect shower head and eye-catching flush to ceiling aqua boarding. A Low-level W.C with integrated push-button flush and a white ceramic wash and basin with chrome mixer tap. Inset to a fitted vanity storage unit. Stylish heated towel rail. Medium height aqua boarding. Provision for a wall mounted illuminated vanity mirror, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

7'1 x 5'7 (2.16m x 1.70m)

**SECOND FLOOR LANDING:**

Providing carpeted flooring, an open spindle balustrade with pine handrail, a low-level storage cupboard and mezzanine floor space with carpeted flooring, providing additional storage. Ceiling light fitting, smoke alarm and a uPVC double glazed window to the rear elevation. Access into the bedroom.

**ATTIC BEDROOM (FOUR):**

A generous DOUBLE bedroom, providing carpeted flooring, a large double panel radiator, ceiling light fitting, various double power sockets, useful over stairs storage cupboard and a low-level double cupboard, accessing the eaves storage space. Large uPVC double glazed window to the rear elevation, enjoying a captivating outlook over the rear garden.

14'2 x 12'3 (4.32m x 3.73m)

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a block paved MULTI-CAR driveway with a double external power socket and PROVISION FOR an EV charging point. The front garden is laid to lawn with a range of complementary planted borders. The right side aspect provides a secure timber access gate with a block paved pathway, leading down onto the extensive raised decked sun terrace. Providing variety of external lights, single external power socket and cold water tap. Steps leads down into the beautifully maintained, established and highly private rear garden. Predominantly laid to lawn with a vast array of planted borders. Showcasing a range of mature plants shrubs and bushes. A central Indian sandstone pathway leads to a delightfully secluded paved seating area with trellising. There is provision and hard-standing for a greenhouse. A paved pathway leads to the bottom of the garden, surrounded by a further range of mature bushes and shrubs with a partial vegetable garden and mature apple tree. There is further paved hard-standing and provision for a large garden shed. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler installed within the last 4 years 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: 1,470 Square Ft.**

Measurements are approximate and for guidance only.

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

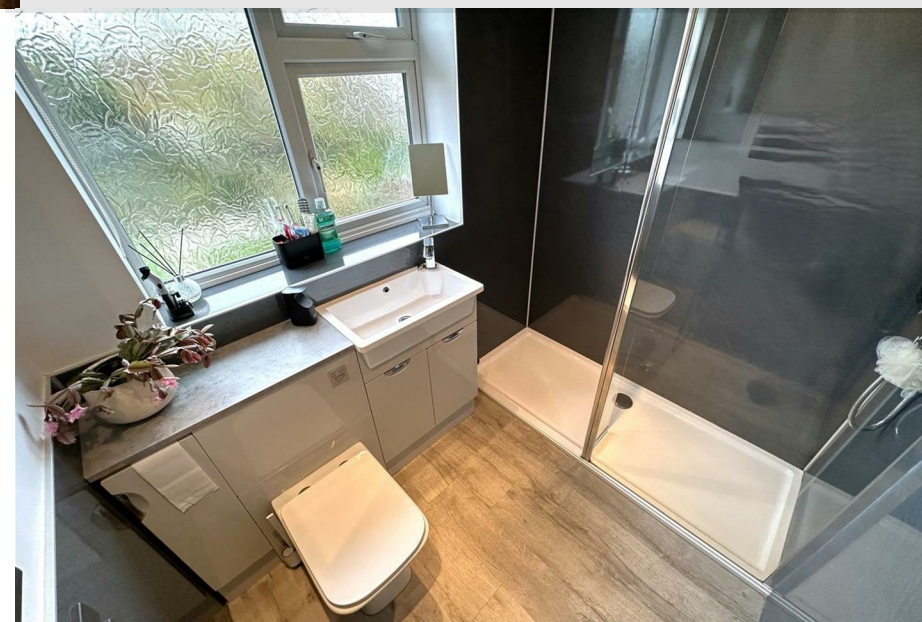
**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'tbc'- On Order**

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, approximately 1.2 miles away from the Town Centre and the delightful Sconce and Devon park, perfect for idyllic walks with the dog! 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.

**Viewing Arrangements:**

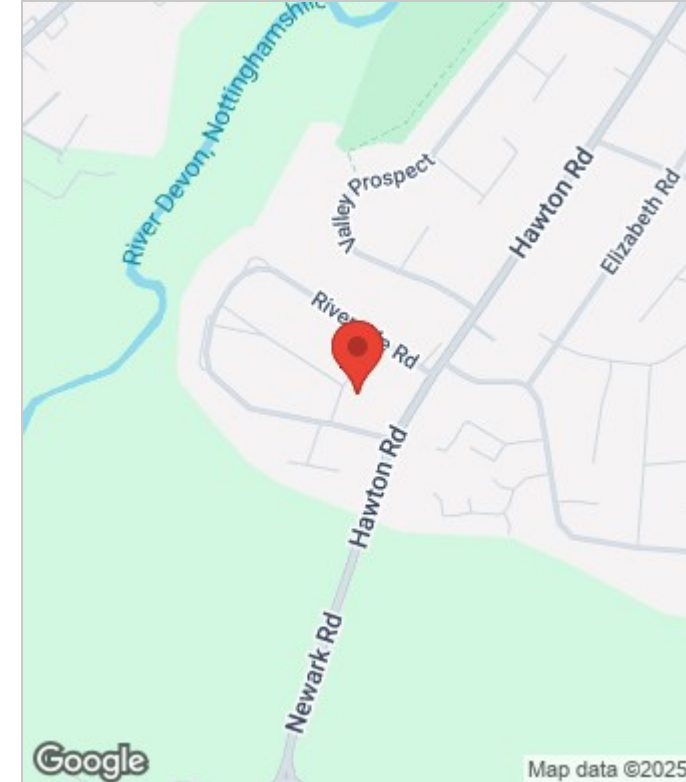
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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

2ND FLOOR



OLIVER REILLY

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

