



Spinners Way, Middlebeck,

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OLIVER REILLY



Spinners Way, Middlebeck, Newark

Asking Price: £325,000

- SUPERB DETACHED HOME
- HIGHLY RENOWNED LOCATION
- GF W.C & UTILITY ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- LOW-MAINTENANCE ENCLOSED GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM
- STUNNING OPEN-PLAN DINING KITCHEN
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- CLOSE TO SCHOOLS & AMENITIES. Tenure: Freehold EPC 'B' (84)

AN AESTHETIC FAMILY HOME!!... ON A CRACKING CORNER PLOT..!

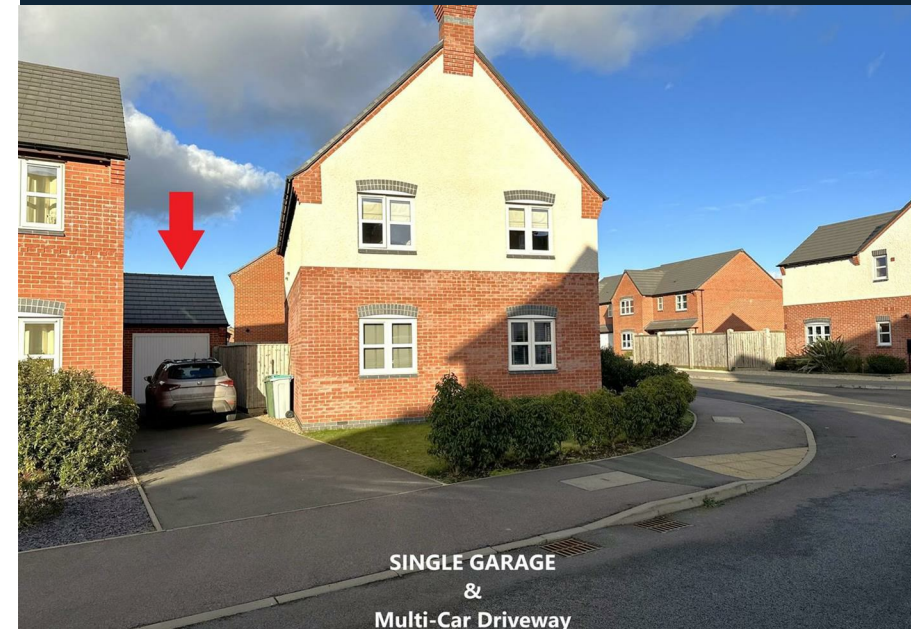
Prepare to be IMPRESSED by this bright and beautiful detached family-sized home. Pleasantly positioned on an enviable corner plot. In the heart of the desirable Middlebeck estate. Closely situated to a range of excellent local amenities and transport links. Including ease of access onto the A1 and A46.

This STUNNING modern-gem has been presented to SHOW HOME STANDARD and commands a large and lavish internal layout, comprising: Inviting entrance hall, ground floor W.C, generous DUAL-ASPECT living room, an equally spacious OPEN-PLAN living/ dining family kitchen. Hosting a range of integrated appliances and access into a separate utility room. The well-appointed first floor landing leads into a lovely family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobe and a stylish EN-SUITE SHOWER ROOM.

Externally, the attractive corner plot boasts ample external space. There is an extensive MULTI-CAR tandem driveway to the rear, leading into a DETACHED SINGLE GARAGE. Providing power and lighting. The well-maintained rear garden is fully enclosed, enjoying a delightful Indian sandstone patio, directly from the French doors in the kitchen.

Further benefits of this SLEEK & SOPHISTICATED home include uPVC double glazing, gas central heating, a high energy efficiency rating (EPC: 'B') and a remaining NHBC warranty!

YOUR NEXT CHAPTER AWAITS...Promising contemporary living AT ITS FINEST! Step inside to gain a full sense of appreciation.



SINGLE GARAGE
&
Multi-Car Driveway

ENTRANCE HALL: 10'1 x 7'6 (3.07m x 2.29m)

An inviting reception hall. Accessed via an obscure panelled front door. Providing complementary patterned grey ceramic tiled flooring. Grey carpeted stairs with handrail rise to the first floor. Ceiling light fitting, smoke alarm, single panel radiator and a useful fitted storage cupboard. The hallways gives access into the DUAL ASPECT living room, dining kitchen and the ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 5'10 x 3'7 (1.78m x 1.09m)

With continuation of the grey patterned ceramic tiled flooring. Providing a low-level W.C with push-button flush, a pedestal wash basin with chrome mixer tap and partial wall tiled splash back. Single panel radiator and ceiling light fitting.

LARGE DUAL-ASPECT LIVING ROOM: 19'9 x 11'8 (6.02m x 3.56m)

An EXCELLENT SIZED DUAL-ASPECT reception room. Providing attractive Parquet-style laminate flooring, two ceiling light fittings, two large single panel radiators, TV/Internet/telephone connectivity points. Two uPVC double glazed windows to the side elevation and a uPVC double glazed window to the front elevation.

SUPERB OPEN-PLAN DINING KITCHEN: 19'9 x 10'1 (6.02m x 3.07m)

A FABULOUS DUAL-ASPECT OPEN-PLAN FAMILY-SIZED SPACE. Providing grey ceramic tiled flooring. The eye-catching contemporary kitchen provides a wide range of light grey shaker-style wall and base units with patterned roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated 'ZANUSSI' electric oven with four ring gas hob over, stainless steel splash back and 'ZANUSSI' extractor hood above. Integrated fridge freezer and dishwasher. Access to the concealed 'IDEAL' gas boiler. Enjoying sufficient space for a large dining table and chairs, along with a separate living space with ceiling light fitting. There are two double panel radiators, extensive recessed ceiling spotlights, TV/telephone connectivity points and a wall mounted central heating/hot water thermostat. uPVC double glazed window to the front and side elevation, uPVC double glazed French doors open out onto a lovely Indian sandstone paved seating area. Set within the private rear garden. Internal access into the separate utility room.

UTILITY ROOM: 7'1 x 5'9 (2.16m x 1.75m)

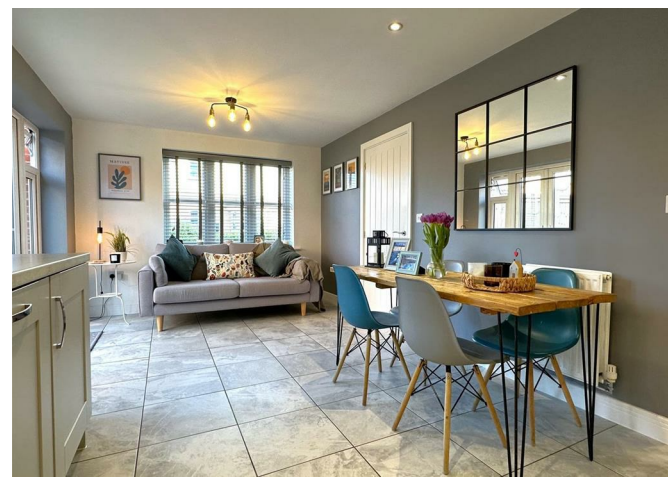
With continuation of the grey ceramic tiled flooring. Providing a further range of fitted light grey shaker-style base units with patterned laminate roll-top work surfaces over and up-stands. Integrated stainless steel sink with chrome mixer tap and drainer. Integrated washer dryer. Ceiling light fitting, extractor fan and a single panel radiator. Max measurements provided.

FIRST FLOOR LANDING: 12'9 x 10'5 (3.89m x 3.18m)

Providing grey carpeted flooring, an open-spindle balustrade with handrail, ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator, fitted airing cupboard housing the hot water cylinder. uPVC double glazed window to the rear elevation. Access into the family bathroom and all four WELL-PROPORTIONED bedrooms.

MASTER BEDROOM: 10'10 x 10'7 (3.30m x 3.23m)

A generous principle DOUBLE bedroom. Providing grey carpeted flooring, a central ceiling light fitting, single panel radiator, TV connectivity point, double fitted wardrobe and a uPVC double glazed window to the front elevation. Access into the en-suite, shower room.



**EN-SUITE SHOWER ROOM:**

Of stylish contemporary design, providing patterned tile-effect vinyl flooring, a double fitted shower cubicle with mains shower facility and patterned grey ceramic wall tiled splash backs. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and partial grey wall tiled splash back. Single panel radiator, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

8'7 x 4'8 (2.62m x 1.42m)

BEDROOM TWO:

A generous DOUBLE bedroom. Providing carpeted flooring, a single panel radiator and a uPVC double glaze window to the side elevation.

11'10 x 9'5 (3.61m x 2.87m)

BEDROOM THREE:

A wonderful DUAL-ASPECT DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, ceiling light fitting and uPVC double glazed window to the front and side elevation.

10'1 x 8'2 (3.07m x 2.49m)

BEDROOM FOUR:

Max measurements provided.

10'5 x 6'8 (3.18m x 2.03m)

FAMILY BATHROOM:

Attractive modern design. Providing patterned tiled-effect vinyl flooring. A panelled bath with chrome mixer tap and separate mains shower facility with wall mounted clear glass shower screen and majority high-level ceramic wall tiled splash backs. Low-level W.C with push-button flush. Pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back's. Single panel radiator, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

6'8 x 5'6 (2.03m x 1.68m)

DETACHED SINGLE GARAGE:

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Providing power and lighting via a ceiling strip light. Open-eaves storage space and a separate electrical consumer unit.

19'10 x 9'10 (6.05m x 3.00m)

EXTERNALLY:

The property commands a desirable corner plot position within the heart of this highly desirable modern day development. The front aspect provides a paved pathway leading to the front entrance door with pitched roof storm canopy above and external up/down light. Access to the concealed gas meter box. The front garden is predominantly laid to lawn with laurel hedged front boundary, following around to the left side/rear of the property with a MULTI-CAR tandem tarmac driveway behind. Leading to the DETACHED SINGLE GARAGE. A secure timber access gate leads into the well-appointed, low maintenance, private garden. Hosting an extensive Indian sandstone patio. The garden is predominantly laid to lawn with outside tap, external up/down light, 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: 1,122 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage.

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

Newark & Sherwood District Council.

Council Tax: Band 'D'**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.

EPC: Energy Performance Rating: 'B' (84)

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.

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:

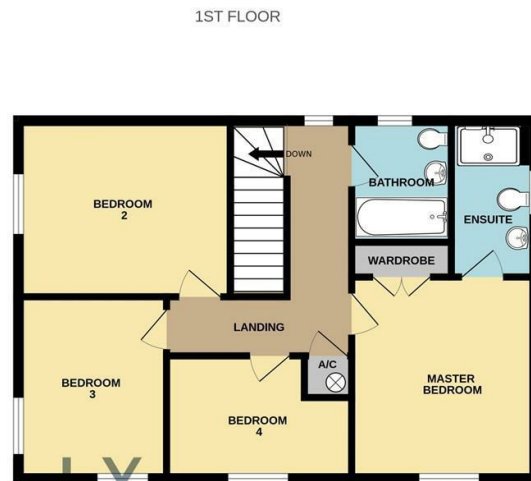
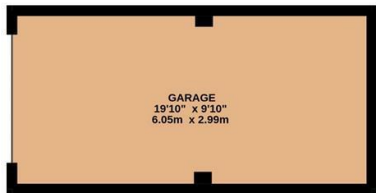
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

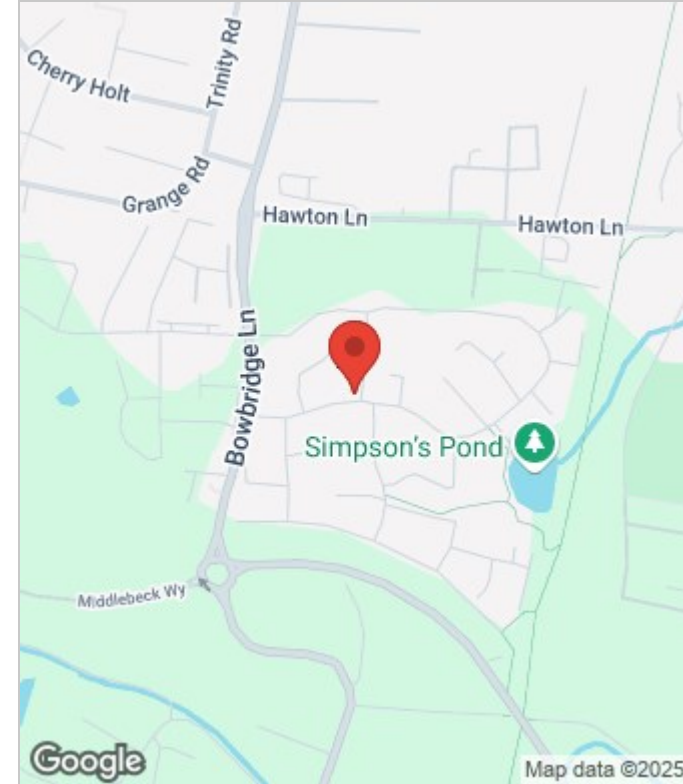
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	