



Fairway, Newark

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 OLIVER REILLY







# Fairway, Newark

Asking Price: £350,000

- SUPERB EXTENDED DETACHED HOME
- WONDERFUL CUL-DE-SAC POSITION
- STUNNING OPEN-PLAN DINING KITCHEN
- INTEGRAL GARAGE STORE & UTILITY ROOM
- EXTENSIVE MULTI-CAR DRIVEWAY
- THREE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- CAPTIVATING & PRIVATE CORNER PLOT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

## SYMPATHETICALLY STUNNING...

Prepare to be IMPRESSED by the quality and SUBSTANTIALLY EXTENDED detached family-sized home. Tucked away at the head of a quiet and picturesque cul-de-sac within a highly renowned residential location, close to Newark Town Centre, a vast array of amenities and useful transport links. Including ease of access onto the A46 and A1.

This bright and beautiful home promises an immediately warm and welcoming feeling, combined with a stylish eye-catching modern interior. Promoting a high-degree of versatility to suit a variety of family-orientated needs.

The copious internal layout comprises: An inviting entrance porch, inner reception hall, large lounge with oak engineered flooring and an inset gas fire. Double doors open into a SUPERB L-SHAPED OPEN-PLAN dining kitchen. Hosting a range of integrated appliances, an inner hall, STUNNING GROUND FLOOR SHOWER ROOM and a large utility room. The ground floor also boasts a LARGE TRIPLE-ASPECT 22 FT FAMILY ROOM. Showcasing scope to be utilised for a variety of purposes.

The first floor enjoys three WELL-PROPORTIONED bedrooms, all with fitted wardrobes/ storage cupboards and a lovely modern bathroom.

Externally, the property occupies an enviable 0.13 of an acre plot. The front aspect is greeted with an EXTENSIVE MULTI-CAR DRIVEWAY, with access into an integral garage store. The HIGH-PRIVATE rear garden is the perfect size for the whole family, with a detached external store and potential to inject your own personality.

Further benefits of this striking and spacious residence include uPVC double glazing with majority BESPOKE FITTED SHUTTERS, an alarm system and gas fired central heating.

VIEW IT & LOVE IT..! This immaculately presented home holds all the key ingredients for your next move! Step inside and see for yourself... You won't leave disappointed!



### ENTRANCE PORCH:

Accessed via a uPVC double glazed front door with uPVC double windows to the front and side elevation with complementary wood-effect tiled flooring, recessed ceiling spotlights and access into the inner reception hall.

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

### RECEPTION HALL:

Accessed via an obscure uPVC double glazed external door with obscure uPVC double glazed high-level side panel. Providing continuation of the wood-effect flooring, carpet stairs with handrail rise to the first floor. Ceiling light fitting, smoke alarm, wall mounted alarm control panel and access into the living room. Max measurements provided.

6'4 x 5'6 (1.93m x 1.68m)

### GENEROUS LIVING ROOM:

A copious and inviting reception room, with continuation of the oak engineered flooring, central ceiling light fitting, coving, large double panel radiator, complementary feature fireplace, housing an inset coal-effect gas fire with a raised granite hearth and decorative surround. TV/telephone connectivity points, uPVC double glazed window to the front elevation with bespoke fitted shutters. Complementary internal double doors open through to the dining area. Max measurements provided.

16'8 x 13'3 (5.08m x 4.04m)

### DINING ROOM:

A sizeable reception room, OPEN-PLAN through to the kitchen, with oak engineered flooring, a ceiling fan with light fitting, coving, large double panel radiator, two integrated storage cupboards and uPVC double glazed sliding doors into the garden. Internal access into the inner hall and large family room.

19'8 x 8'8 (5.99m x 2.64m)

### SPACIOUS OPEN-PLAN KITCHEN:

With continuation of the oak engineered flooring. The eye-catching modern kitchen provides a wide range of fitted wall and base units with patterned laminate roll-top work surfaces over and high-level up-stands. Integrated 1.5 bowl sink with chrome mixer tap and drainer. Integrated under-counter fridge, medium-height electric oven and separate five ring gas hob with clear glass splash back and stylish stainless steel extractor hood above. There ceiling light fittings, coving, double panel radiator, uPVC double glazed window to the side elevation and two uPVC double glazed windows to the rear elevation. An obscure uPVC double glazed external door opens out to the garden.

17'10 x 15'9 (5.44m x 4.80m)

### INNER HALL:

With continuation of the oak engineered flooring, with access into the ground floor shower room and utility room.

3'6 x 2'10 (1.07m x 0.86m)

### UTILITY ROOM:

A large and highly functional space. Providing tile-effect vinyl flooring, an extensive range of white base units with laminate roll-top work surfaces over and black bevelled wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Provision for a washing machine and tumble dryer. Provision for a freestanding fridge/freezer. Fitted larder cupboard houses the 'ALPHA' boiler. A fitted cupboard houses the electrical RCD consumer unit and gas/electricity meters. Two ceiling, strip-lights, extractor fan, high level obscure uPVC double glazed window to the side elevation.

14'10 x 7'8 (4.52m x 2.34m)







**GROUND FLOOR SHOWER ROOM:** 9'4 x 7'2 (2.84m x 2.18m)  
Of eye-catching contemporary design. Providing wood-effect laminate flooring. A double fitted shower cubicle with mains shower facility with rainfall-effect shower head and floor to ceiling aqua boarding. Low-level W.C with integrated push-button flush, wash hand basin with chrome mixer tap. Inset to an extensive range of fitted vanity storage units with flat edge marble-effect work surfaces over and provision for an illuminated vanity mirror above. Large chrome heated towel rail, floor to ceiling recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

**GENEROUS FAMILY ROOM:** 21'9 x 11'7 (6.63m x 3.53m)  
A large multi-purpose reception room, with carpeted flooring, two ceiling light fittings, coving, two large double panel radiators, an additional single panel radiator, loft hatch access point uPVC double glazed window to the side elevation, a uPVC double glazed window to the rear elevation and an obscure uPVC double glazed window to the front elevation with bespoke fitted shutters.

**FIRST FLOOR LANDING:** 8'1 x 7'9 (2.46m x 2.36m)  
With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point, a fitted airing cupboard houses the hot water cylinder and a uPVC double glazed window to the side elevation. Access into the family bathroom and all three well-proportioned bedrooms. Max measurements provided.

**MASTER BEDROOM:** 13'3 x 11'7 (4.04m x 3.53m)  
A lovely DOUBLE bedroom, located at the front of the property. Providing carpeted flooring, a large single panel radiator, ceiling light fitting, coving, and a fitted wardrobe with clothes hanging facilities. Large uPVC double glazed window to the front elevation with bespoke fitted shutters. Max measurements provided.

**BEDROOM TWO:** 11'6 x 9'1 (3.51m x 2.77m)  
A further DOUBLE bedroom with grey carpeted flooring, a ceiling light fitting, coving, single panel radiator, TV connectivity point, fitted wardrobes with glass sliding doors and a uPVC double glazed window to the rear elevation with complementary bespoke shutters. Overlooking the expansive and private rear garden. Max measurements provided.

**BEDROOM THREE:** 8'5 x 8'1 (2.57m x 2.46m)  
Providing grey carpeted flooring, a double panel radiator, ceiling light fitting and useful over-stairs storage cupboard with clothes hanging facilities. uPVC double glazed window to the front elevation with bespoke fitted shutters.

**FAMILY BATHROOM:** 8'8 x 5'8 (2.64m x 1.73m)  
Of attractive modern design. Providing Vinyl flooring, a P-shaped panelled bath with chrome taps and mains shower facility with a curved clear-glass shower screen and floor to ceiling ceramic tiling. Low-level W.C with integrated push-button flush and white ceramic wash hand basin with chrome taps. Inset to a fitted vanity storage unit with beech flat edge work-surfaces over. Shaver point, large chrome heated towel rail and a complementary curved fitted corner vanity storage unit. Recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

**INTEGRAL GARAGE STORE:** 7'8 x 4'10 (2.34m x 1.47m)  
Accessed via a manual up/ over garage door. Providing sufficient storage space.

**EXTERNALLY:**  
The property commands an excellent position at the head of a desirable and quiet residential cul-de-sac. The front aspect is greeted with an extensive tarmac driveway. Ensuring AMPLE off-street parking. Access into the integral garage store, with two external up/ down lights. There are fenced side boundaries and a left sided pathway leading to a timber gate, opening into a large, private and well established rear garden. Predominantly laid to lawn with a varies paved and block paved hard-standing sections, with provision for a garden shed, greenhouse and generous patio, directly accessed from the sliding doors in the dining room. There are various external security lights, an outside tap and detached outbuilding. There are fully fenced side boundaries and a mature conifer rear hedged boundary.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an a alarm system 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: 1,525 Square Ft.**  
Measurements are approximate and for guidance only. This includes the garage store.

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

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'D' (66)**  
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 mile 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 backs onto the delightful Sconce 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.

