



Crocus Close, Middlebeck,

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OLIVER REILLY







# Crocus Close, Middlebeck, Newark

- STUNNING DETACHED HOME
- DESIRABLE RESIDENTIAL LOCATION
- GF W.C & UTILITY CUPBOARD
- STYLISH FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- THREE BEDROOMS
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- GENEROUS LIVING ROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'B' (84)

Guide Price: £285,000 - £295,000. LOVE AT FIRST SIGHT...!

We are pleased to welcome you to this ENVIABLE DETACHED HOME. Pleasantly positioned within a highly renowned and newly established residential location, close to a vast array of amenities and transport links. Including ease of access onto the A1, A46 and to Balderton.

This STAND OUT HOME was constructed in 2022 by Countryside Homes and boasts a range of HIGH-QUALITY UPGRADES throughout. Enhancing the immediate WARM AND WELCOMING internal feel and expansive FREE-FLOWING accommodation, comprising: An inviting entrance hall, ground floor .WC, generous living room and a SUBLIME OPEN-PLAN LIVING/DINING KITCHEN, with separate utility cupboard, a wide range of integrated 'AEG' appliances and a breakfast bar with three Velux roof-lights and French doors. Flooding the room with natural light to enhance the copious design.

The first floor landing hosts a marvellous FOUR-PIECE FAMILY BATHROOM and three bedrooms. Two of which provides EXTENSIVE FITTED WARDROBES. There is an equally attractive en-suite shower room to the master bedroom.

Externally, the property stands proud with desirable kerb appeal. Greeted via a MULTI-CAR tandem tarmac driveway. Leading down to a DETACHED GARAGE. Providing power and lighting. The well-appointed, low maintenance and fully enclosed rear garden provides a great opportunity for you to inject your own personality!

Further benefits of this CAPTIVATING CONTEMPORARY GEM include uPVC double glazing, gas central heating, an alarm system, a high energy efficiency rating (EPC: B) and remaining NHBC warranty.

CREATE YOUR NEXT CHAPTER inside this SLEEK, STYLISH and STUNNING residence. Occupying a favorable location and impressive modern look!



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## ENTRANCE HALL: 12'10 x 4'2 (3.91m x 1.27m)

Accessed via a part double glazed composite front entrance door. The inviting reception hall provides complementary LVT wood-effect flooring, grey carpeted stairs with open-spindle balustrade and oak handrail, rising to the first floor, a ceiling light fitting, smoke alarm, double panel radiator and wall mounted electronic central heating thermostat. Access into the superb open-plan living/dining family kitchen, separate living room and ground floor W.C. All via complementary oak internal doors.

## GROUND FLOOR W.C: 6'1 x 3'11 (1.85m x 1.19m)

Of complementary modern design. Providing continuation of the wood-effect LVT flooring, a Low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and partial walled grey tiled splash back. Provision for a wall mounted vanity mirror above. Complimentary medium height wall panelling, low-level double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

## GENEROUS LIVING ROOM: 15'1 x 10'4 (4.60m x 3.15m)

A sizeable reception room, providing grey carpeted flooring, a central ceiling, light fitting, double panel radiator, wall mounted media plate with TV/Internet/telephone connectivity points and a paned uPVC double glazed window to the front elevation. Max measurements provided.

## SUPERB OPEN-PLAN LIVING/DINING KITCHEN: 18'3 x 17'2 (5.56m x 5.23m)

A substantial and sublime open-plan multi-purpose reception space. With continuation of the wood-effect LVT flooring. The high-quality contemporary kitchen houses a vast range of stylish fitted wall and base units with complementary Quartz flat-edge work surfaces over and up-stands. Inset stainless steel sink with chrome mixer tap and quartz routed drainer. Integrated dishwasher, medium height 'AEG' electric oven, fridge freezer and separate five ring gas hob with glass splash back and stainless steel extractor hood above. Access to the concealed 'BAXI' boiler. Fitted breakfast bar with further fitted base units. Sufficient space for a living and separate dining area. Central ceiling light fitting, extensive recessed ceiling spotlights, heat sensor, two double panel radiator, smoke alarm, TV/ telephone connectivity points and a uPVC double glazed window to the rear elevation. Three double glazed Velux roof-lights to the rear roof elevation. uPVC double glazed French doors open out to the lovely, low maintenance, garden. Internal access into the utility cupboard. Max measurements provided.

## UTILITY CUPBOARD: 5'5 x 3'5 (1.65m x 1.04m)

A useful and functional space. Providing continuation of the LVT wood-effect flooring. With a grey roll-top work surface, under counter plumbing/provision for a washing machine and tumble dryer. Ceiling light fitting, extractor fan, wall mounted alarm control panel, Internet/telephone connectivity point and access to the electrical RCD consumer unit.

## FIRST FLOOR LANDING: 7'9 x 3'8 (2.36m x 1.12m)

Providing grey carpeted flooring, an open spindle balustrade with oak handrail, a ceiling light fitting, smoke alarm, loft hatch access point. PIV air exchange ventilation system, fitted over-stairs storage cupboard. Access into the family bathroom and three well-proportioned bedrooms. All via complementary oak internal doors.

## MASTER BEDROOM: 13'9 x 9'8 (4.19m x 2.95m)

A well-appointed DOUBLE bedroom. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator, extensive fitted wardrobes with sliding doors and a paned uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided.





**EN-SUITE SHOWER ROOM:** 6'3 x 5'6 (1.91m x 1.68m)  
Of stunning modern design. Providing grey ceramic tiled flooring. A double fitted shower cubicle with mains shower facility. Floor to ceiling grey ceramic wall tiling. Low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap, partial grey walled tiled splash-back. Inset to a fitted floating vanity storage unit with provision for vanity mirror above. Recessed ceiling spotlights, extractor fan, chrome heated towel rail and an obscure uPVC double glazed window to the side elevation.

**BEDROOM TWO:** 11'0 x 10'2 (3.35m x 3.10m)  
A further DOUBLE bedroom, located at the rear of the house. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator and extensive double fitted wardrobe with sliding doors. uPVC double glazed window to the rear elevation, overlooking the low maintenance enclosed garden. Max measurements provided.

**BEDROOM THREE:** 7'8 x 7'3 (2.34m x 2.21m)  
A well-proportioned bedroom. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation.

**FOUR-PIECE FAMILY BATHROOM:** 8'2 x 6'4 (2.49m x 1.93m)  
Of stylish contemporary design. Providing grey ceramic tiled flooring. A fitted shower cubicle with mains shower facility and floor to ceiling grey ceramic wall tiling. A Low-level W.C with push-button flush, a white ceramic wash hand basin with chrome mixer tap, partial grey walled tiled splash-back. Inset to a fitted floating vanity storage unit with provision for vanity mirror above. A panelled bath with chrome mixer tap, hand-held over-head shower facility and medium height wall tiling. Recessed ceiling spotlights, extractor fan, chrome heated towel rail and an obscure uPVC double glazed window to the rear elevation.

**DETACHED SINGLE GARAGE:** 19'7 x 9'10 (5.97m x 3.00m)  
Of brick built construction with a pitched tiled roof. Accessed via a manual/over garage door. Providing power, lighting and overhead eaves storage space.

**EXTERNALLY:**  
The property enjoys a lovely residential position. The front aspect is greeted with a well-tended low-maintenance garden. Providing a variety of complementary shrubs with slate borders. Access to the front entrance door with storm canopy above and external up/ down light. The left side aspect hosts an extensive MULTI-CAR tandem driveway, with access down to the detached garage. A secure timber side access gate opens into the well-appointed and low-maintenance rear garden. Predominantly laid to lawn, with a paved seating area, directly accessed from the French doors in the open-plan living/ dining kitchen. An outside tap, double external power socket, security light, fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an 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: 982 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'**

**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.

#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the 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.

#### 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.

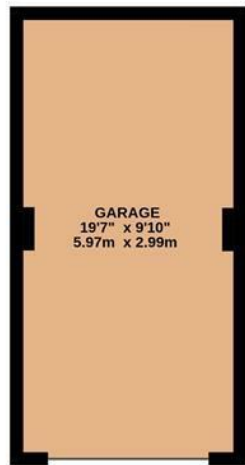




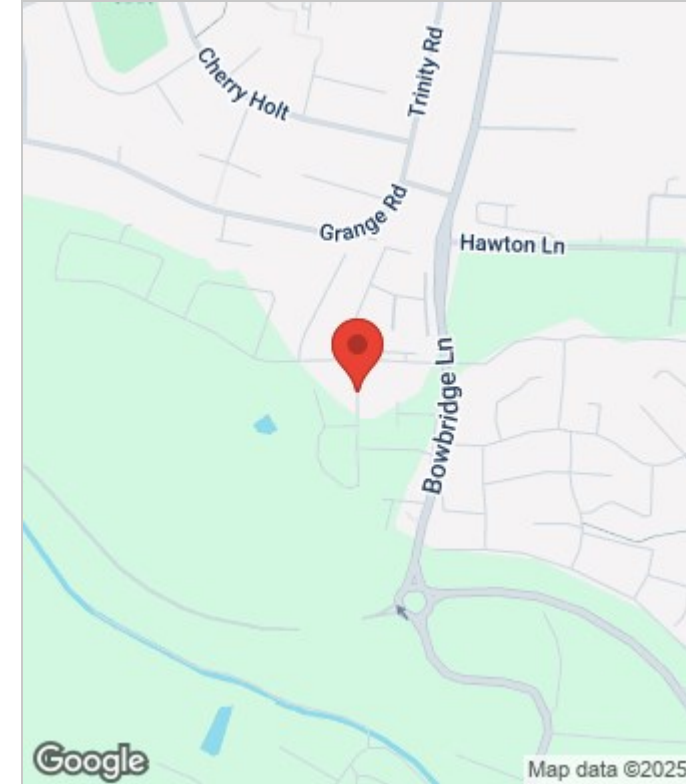




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		

England & Wales

EU Directive  
2002/91/EC

