



Barnby Gate, Newark

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 OLIVER REILLY







# Barnby Gate, Newark

- SUPERB END TERRACE HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- GENEROUS LIVING ROOM & SEPARATE UTILITY
- MULTI-CAR DRIVEWAY
- GAS CENTRAL HEATING & uPVC Double Glazing
- THREE EXCELLENT SIZED BEDROOMS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- STYLISH FIRST FLOOR BATHROOM
- WONDERFUL & WELL-APPOINTED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

## A STRIKING MODERN GEM...!

Prepare to be IMPRESSED by this BRIGHT & BEAUTIFUL contemporary home. Conveniently situated close to an array of excellent amenities, within comfortable walking distance to Newark Town Centre. Hosting superb transport links including TWO popular train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station. The property is also within the BARNBY ROAD ACADEMY school catchment.

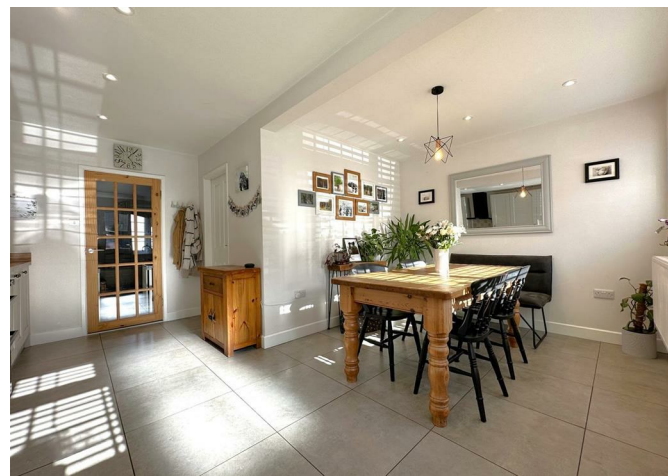
This gorgeous END TERRACE residence has been lovingly enhanced by the current owners, to create an impressive family-sized home. PRIMED AND READY for your instant appreciation.

The deceptively spacious internal layout comprises: SUPERB OPEN-PLAN DINING KITCHEN, separate utility room, generous living room with feature bow-window. The first floor hosts a marvellous three-piece bathroom with excellent bespoke storage facilities and THREE EXCELLENT SIZED BEDROOMS.

Externally, the property is greeted with a MULTI-CAR DRIVEWAY to the front aspect. Ensuring side-by-side parking. The wonderful rear garden is a joy to behold. A perfect tranquil escape for the whole family! Retaining a high-degree of privacy and a lovely secluded paved seating/ entertainment space.

Further benefits of this lovely contemporary home include uPVC double glazing and gas fired central heating, via a combination boiler.

PREPARE TO FALL IN LOVE... for the flawlessly free-flowing layout and impeccable eye-catching design! You will not leave disappointed..!



## Offers in excess of £190,000



### OPEN-PLAN DINING KITCHEN:

15'10" x 15'6" (4.83m x 4.72m)

Accessed via an obscure paned uPVC double glazed front door. The OPEN-PLAN space is of stylish contemporary design. Providing a wonderful family-friendly space. Hosting grey ceramic tiled flooring. The expansive modern kitchen provides a range of light-grey shaker-style wall and base units with laminate wood-effect flat edge work services over, up-stands, partial patterned wall tiled splash-backs and under-unit wall lighting. Inset 1.5 bowl white ceramic 'BLANCO' sink with chrome mixer tap and drainer. Provision for a freestanding oven with stainless steel extractor hood above. Under-counter plumbing/provision for a washing machine. Access to the gas fired boiler. Recessed ceiling spotlights. The dining area provide sufficient space for a dining table and chairs with a ceiling light fitting above, a large double panel radiator, further recessed ceiling, spotlights. uPVC double glazed window to the front elevation. Access into the large living room and separate utility room. Max measurements provided.

### UTILITY ROOM:

7'6" x 5'10" (2.29m x 1.78m)

Providing continuation of the grey ceramic tiled flooring. With further fitted light grey shaker-style wall and base units with wood-effect flat edge laminate roll-top work surfaces over. Under counter provision for a tumble dryer and freestanding fridge freezer. Ceiling light fitting and extractor fan.

### LARGE LIVING ROOM:

15'7" x 12'9" (4.75m x 3.89m)

A sizeable reception room. Providing complementary light beech-effect laminate flooring, a central ceiling light fitting, coving, stylish anthracite grey vertical radiator, TV/ telephone point, wall mounted 'NEST' electronic central heating control panel, carpeted stairs with handrail rising to the first floor, useful under stairs storage cupboard. uPVC double glazed feature bow-window to the rear elevation, overlooking the lovely rear garden. An obscure uPVC double glazed external door gives access to the garden.

### FIRST FLOOR LANDING:

7'6" x 6'4" (2.29m x 1.93m)

With carpeted flooring, handrail, ceiling light fitting, loft hatch access point, smoke alarm. The landing gives access into the stylish family bathroom and three well-proportioned bedrooms.

### MASTER BEDROOM:

16'2" x 8'10" (4.93m x 2.69m)

A generous DOUBLE bedroom. Providing carpeted floor, a ceiling light fitting, large single panel radiator, and a paned uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM TWO:

12'8" x 8'9" (3.86m x 2.67m)

A further well-proportioned DOUBLE bedroom. providing carpeted flooring, a ceiling light fitting, single panel radiator and a paned uPVC double glazed window to the rear elevation, overlooking the rear garden.

### BEDROOM THREE:

12'9" x 7'4" (3.89m x 2.24m)

A well-proportioned bedroom. Providing wood-effect laminate flooring, a single panel radiator, ceiling light fitting and a paned uPVC double glazed window to the front elevation.





#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within close proximity and walking distance into the Town Centre along with standing in the catchment for Barnby Road Academy. 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.

#### FAMILY BATHROOM:

8'2 x 6'5 (2.49m x 1.96m)

Of attractive modern design. Providing wood-effect laminate flooring. A panelled bath with black mixer tap, mains shower facility with handheld shower-head and an additional rainfall-effect shower head. Wall mounted clear glass shower screen. Low-level W.C with push-button flush, white ceramic wash hand basin with high rise black mixer tap. Inset to a fitted vanity storage unit with provision for an illuminated vanity mirror above. Two useful slimline fitted vanity storage cupboards. Stylish anthracite grey vertical radiator, recessed ceiling spotlights and extractor fan. Obscure paned uPVC double glazed window to the rear elevation. Max measurements provided.

#### EXTERNALLY:

The front aspect provides dropped kerb vehicular access onto a sizable concrete, multi-car driveway. Ensuring side-by-side off-street parking, with partial left-sided planted borders and an outside tap. Access to the front entrance door with concealed meter box and external up/down light. A left-sided timber access gate leads down a shared pathway with external light, to the well-appointed rear garden. Predominantly laid to lawn with left/right sided planted borders. There is a complementary block paved seating area directly accessed from the external door in the large living room. Hard-standing/provision for a garden shed. A gravelled pathway leads to the bottom of the garden to a lovely private paved seating area with raised plant beds. There is an external security light, fenced side boundaries and a walled rear boundary. PLEASE NOTE: There is shared access across this property's rear garden from one neighbouring property.

#### 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: 895 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession on c

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'C' (75)

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.

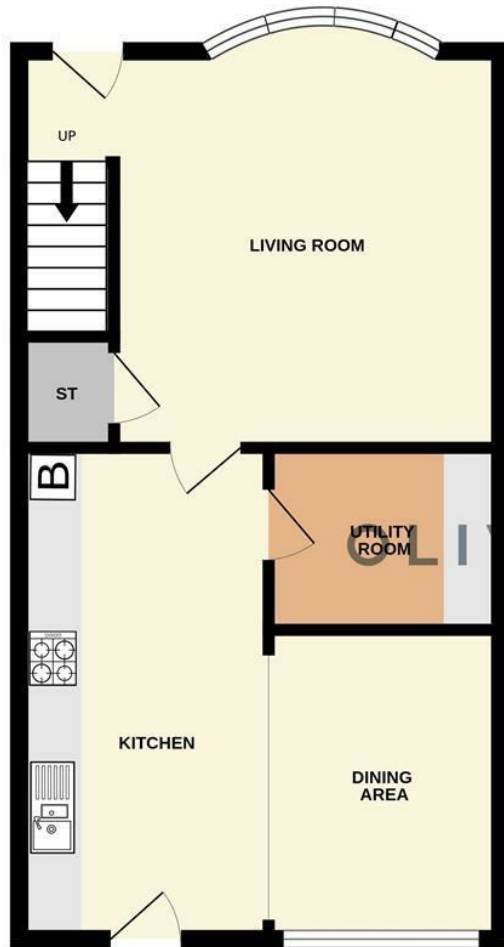




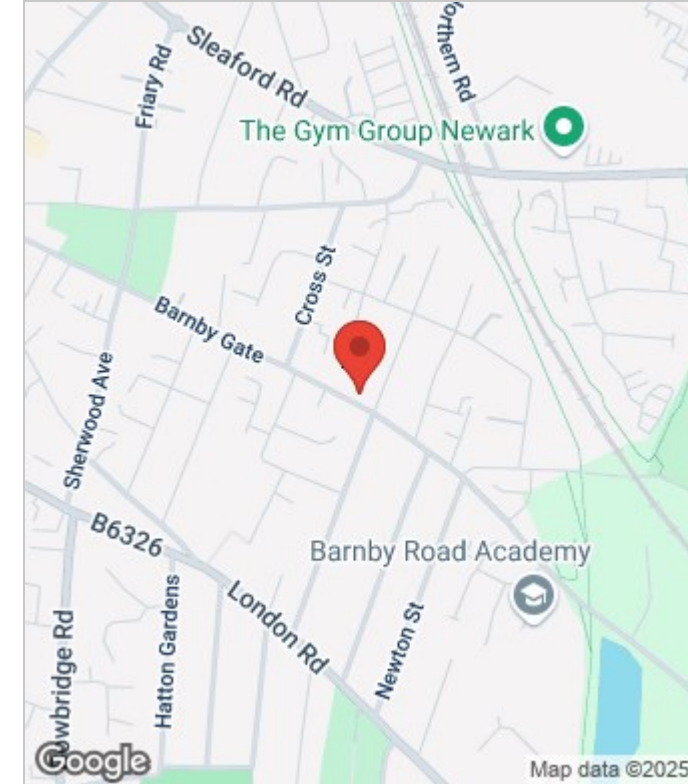
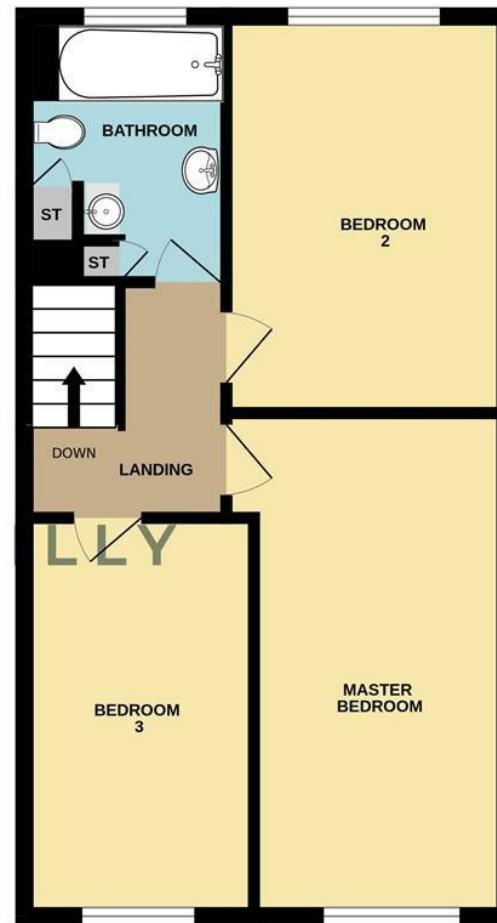






GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	 <b>75</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 