



Pocklington Crescent, Winthorpe, Newark

 3  1  2  C

 OLIVER REILLY



Pocklington Crescent, Winthorpe, Newark

Guide Price £350,000

- SUBSTANTIAL DETACHED BUNGALOW
- DELIGHTFUL VILLAGE LOCATION
- LARGE CONSERVATORY & UTILITY AREA
- CAPTIVATING 0.21 OF AN ACRE WRAP-AROUND PLOT
- ADDITIONAL DRIVEWAY (SUBJECT TO DROPPED KERB)
- THREE DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- EASE OF ACCESS ONTO A46, A1 & TO AMENITIES
- DETACHED DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- BEAUTIFUL PRIVATE REAR GARDEN. Tenure: Freehold. EPC 'C'

SITTING PRETTY ON A CAPTIVATING CORNER PLOT...!

This BRIGHT AND BEAUTIFUL detached bungalow occupies an enviable position, in the heart of the ever popular village of Winthorpe. Promoting ease of access onto the A46, A1 and to Newark Town Centre. Boasting endless amenities over in the neighbouring village of Collingham.

This attractive residence stands on a MAGNIFICENT 0.21 OF AN ACRE WRAP-AROUND PLOT and showcases a substantial, versatile and free-flowing internal layout, in EXCESS OF 1,100 SQUARE/FT.

The well-proportioned internal accommodation comprises: Entrance porch with a large fitted cupboard, a GENEROUS LIVING ROOM, leading into a separate dining room, well-designed modern kitchen, spacious conservatory with separate utility area, an inner hall, THREE DOUBLE BEDROOMS and a stylish modern shower room. The master bedroom is further enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the beautifully tended wrap-around gardens will be sure to entice you further! There is an extensive block paved MULTI-CAR DRIVEWAY to the side aspect, ensuring side-by-side parking and access into a DETACHED DOUBLE GARAGE with power and lighting. The right side aspect offers extensive hard-standing and sufficient space for further parking (subject to a dropped kerb) that would accommodate a caravan or motor-home, with bespoke double gates opening into the HIGHLY-PRIVATE and BEAUTIFULLY LANDSCAPED rear garden. Enjoying a copious block paved seating area and a delightful timber summer house with lighting.

Further benefits of this attractive stand-alone home include uPVC double glazing, gas fired central heating via a modern boiler (approximately 3 years old) and panoramic CCTV.

THE PERFECT HOME FOR YOU AWAITS...! Promising a blissfully beautiful position and flexible accommodation and excellent presentation. Internal viewings are SIMPLY ESSENTIAL!



ENTRANCE PORCH:

6'7" x 2'8" (2.01m x 0.81m)
Accessed via paned obscure uPVC double glazed entrance door with medium height paned obscure uPVC double glazed side panells. Grey carpeted flooring, a ceiling light fitting and extensive fitted storage cupboard with shelving and sliding doors. A glass panelled internal door gives access into the living room. Max measurements provided up to fitted storage cupboard.

GENEROUS LIVING ROOM:

12'3" x 11'2" (3.74m x 3.40m)
An expansive reception room providing grey carpeted flooring, two wall light fittings, a large low-level double panel radiator, TV/telephone internet connectivity points, feature paned uPVC double glazed bow-window to the front elevation. Access into bedroom two, the inner hallway and separate dining room.

DINING ROOM:

12'4" x 7'9" (3.76m x 2.36m)
A well-proportioned reception room, with grey carpeted flooring, a central ceiling light fitting, double panel radiator, two wall light fittings, wall mounted central heating thermostat and a uPVC double glazed window to the rear elevation. Access into the kitchen.

KITCHEN:

12'2" x 9'5" (3.71m x 2.87m)
Of complementary modern design. Providing light wood-effect vinyl flooring. The kitchen has a range of complementary cream fitted wall and base units with laminate work surfaces over and wall tiled splash backs. Inset black double sink with mixer tap and drainer. Integrated 'BOSCH' electric oven with separate 'SAMSUNG' four ring gas hob and concealed extractor hood above. Provision for a freestanding fridge freezer and under-counter dishwasher. A fitted cupboard houses the 'LOGIC' gas fired boiler. Recessed ceiling spotlights, uPVC double glazed window to the rear elevation. A uPVC double glazed rear external door leads into the conservatory/utility.

LARGE CONSERVATORY/UTILITY:

26'1" x 6'6" (7.95m x 1.98m)
Of part brick and uPVC construction with a sloped glass roof, tiled flooring, extensive wall panelling, a range of double power sockets and an up/down wall light. uPVC double glazed windows to the rear elevation. Open access down to a utility area with tiled work surface, a fitted double base unit and under counter plumbing/provision for a washing machine/tumble dryer with additional up/down wall light. uPVC double glazed French doors open out to the delightfully private rear garden.

INNER HALL:

8'5" x 6'9" (2.57m x 2.06m)
With carpeted flooring, recessed ceiling spotlights, smoke alarm, a double panel radiator, loft hatch access point (partially boarded with pull-down ladder), fitted airing cupboard, housing the hot water cylinder. Access into the kitchen, shower room and two of the three bedrooms. Max measurements provided.

MASTER BEDROOM:

12'3" x 11'2" (3.73m x 3.40m)
A sizeable DOUBLE bedroom providing carpeted flooring, a ceiling light fitting, wall light fitting, double panel radiator and extensive fitted wardrobes with sliding doors. Paned uPVC double glazed window to the side elevation.

BEDROOM TWO:

12'3" x 10'4" (3.73m x 3.15m)
A further DOUBLE BEDROOM (Currently utilised as a large home office). Located at the front of the bungalow, with brown carpeted flooring, recessed ceiling spotlights, a large double panel radiator, telephone/Internet connectivity point. Paned uPVC double glazed window to the front elevation.

BEDROOM THREE:

8'10" x 8'10" (2.69m x 2.69m)
A DOUBLE bedroom, located at the rear of the bungalow. With brown carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation.





MODERN SHOWER ROOM:

8'3 x 5'5 (2.51m x 1.65m)

Of attractive contemporary design. Providing marble-effect, ceramic tiled flooring. A large walk-in shower with mains shower facility, handheld shower-head and additional rainfall-effect shower-head. Clear glass shower screen, floor to ceiling wall tiling, low-level W.C with integrated push button flush and white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with provision for an illuminated vanity mirror above. PVC panelled ceiling with recessed ceiling spotlights, extractor fan, double panel radiator, obscure uPVC double glazed window to the rear elevation.

DETACHED DOUBLE GARAGE:

17'2 x 17'2 (5.23m x 5.23m)

Of brick built construction with a flat fibre roof. Accessed via an electric roller door. Providing power and lighting with two uPVC double glazed windows to the rear elevation. A separate consumer unit and a right sided obscure uPVC double glazed personal door, leading into the garden.

EXTERNALLY:

The bungalow occupies a wonderful 0.12 of an acre plot. The left side aspect provides extensive block paved multi-car driveway with access into the detached double garage. The beautiful wrap-around plot is predominantly laid to lawn with well-tended planted borders.

The front aspect has a central block paved pathway leading to the front entrance door (continuing round to the rear) with external light. The front garden has a mature tree and a range of continued planted borders with a range of complementary bushes and shrubs. The right side aspect provides extensive paved hard-standing suitable for a variety of vehicles, including a caravan/motor home. SUBJECT TO A DROPPED KERB. Secure bespoke high-level double gates open into the private enclosed rear garden, with additional hard-standing for parking, if required. The beautifully landscaped garden is laid to lawn, with a range of planted borders and an extensive block paved outdoor seating/entertainment space. A paved pathway leads to a timber summerhouse with pitched felt-roof providing electricity and carpeted flooring. There is provision for a garden shed and green house. A range of external lights and a double electrical power socket. There is a mature conifer hedged right side and rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern condensing boiler, installed within the last three 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: 1,121 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (71)

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: Winthorpe

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

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:

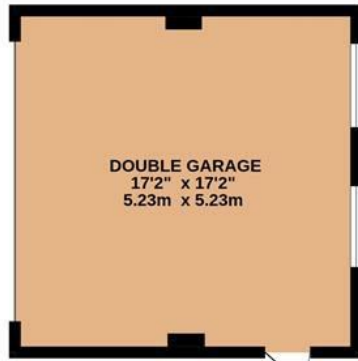
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	