



Pocklington Crescent, Winthorpe, Newark

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Pocklington Crescent, Winthorpe, Newark

Guide Price £395,000

- SUBSTANTIAL DETACHED FAMILY HOME
- WONDERFUL VILLAGE LOCATION
- GF W.C & UTILITY ROOM
- EXTENSIVE DRIVEWAY & CARPORT
- LOVELY & WELL-APPOINTED PRIVATE GARDEN
- FOUR DOUBLE BEDROOMS
- FOUR VERSATILE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS 0.12 OF AN ACRE CORNER PLOT
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'tbc'

A WHOLESOME FAMILY RESIDENCE...!

We are proud to present this SHOWSTOPPING EXTENDED DETACHED HOME. Standing proud on a captivating 0.12 of an acre corner plot. In an enviable village location, close to excellent transport links onto the A46, A1 and to the neighbouring village of Collingham. Hosting a wide array of amenities.

This IMPECCABLY PRESENTED home promises an outstanding and hugely versatile internal layout, showcasing a touch of class in every room! The copious free-flowing internal layout spans IN EXCESS of 1,500 square/ft and comprises: Inviting entrance hall, a ground floor W.C, LARGE DUAL-ASPECT LIVING ROOM, double doors opening into an equally bright and airy dining room, a STYLISH MODERN KITCHEN. Hosting a range of integrated appliances and OPEN-PLAN access through to a breakfast room, separate utility room and a MULTI-FUNCTIONAL FAMILY ROOM. Currently used as a large study.

The first floor hosts FOUR DOUBLE BEDROOMS. Three of which provide fitted wardrobes. The DUAL-ASPECT master bedroom promotes a luxurious EN-SUITE SHOWER ROOM with under-floor heating. Equally matched by the eye-catching THREE-PIECE family bathroom, with a separate W.C.

Externally, the property occupies and enthralling corner plot!.. The front aspect boasts an EXTENSIVE BLOCK PAVED DRIVEWAY, ensuring off-street parking for a range of vehicles, with access to a carport.

The beautifully tended and private rear garden is a joy to behold. Enjoying a paved patio, accessed from the living room and an additional raised seating area, which overlooks the garden.

Further benefits of this attractive, substantial and hugely welcoming residence include uPVC double glazing throughout, gas fired central heating and a functional alarm system.

SET TO IMPRESS... This BRIGHT AND BEAUTIFUL family home oozes style and sophistication from the moment you step inside! Don't just take our word for it... STEP INSIDE and see for yourself!



ENTRANCE HALL:

17'8 x 6'1 (5.38m x 1.85m)

A highly inviting reception space. Accessed via an obscure panelled uPVC double glazed front entrance door, with medium height obscure uPVC double glazed paned front and side panels. The spacious entrance space provides two ceiling light fittings, coving, smoke alarm, a large single panel radiator, telephone connectivity point, wall mounted central heating control panel. Carpeted stairs with oak open-spindle balustrade and handrail, rising to the first floor. A walk-in under-stairs storage cupboard houses the alarm control panel. The hallway gives access into two reception rooms, the contemporary kitchen and ground floor W.C.

GROUND FLOOR W.C:

5'9 x 3'2 (1.75m x 0.97m)

With ceramic tiled flooring. A low-level W.C with push-button flush, pedestal wash hand basin with chrome taps and medium height ceramic wall tiling. Chrome heated towel rail. Recessed ceiling spotlights and an obscure paned uPVC double glazed window to the side elevation.

GENEROUS LIVING ROOM:

24'3 x 11'6 (7.39m x 3.51m)

A delightful and spacious DUAL-ASPECT reception room. Providing carpeted flooring, two ceiling light fitting, three wall light fittings, coving, two double panel radiators, TV/telephone connectivity point, PIR alarm sensor and a complementary feature fireplace housing a raised hearth with an attractive decorative stone surround. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out to a paved seating area, within the lovely well-appointed rear garden. Internal double doors open into the separate dining room.

DINING ROOM:

11'9 x 10'8 (3.58m x 3.25m)

A spacious multi-purpose and DUAL-ASPECT reception room, providing carpeted flooring, a large double panel radiator, coving, ceiling light fitting, a paned uPVC double glazed window to the front and rear elevation.

CONTEMPORARY KITCHEN:

22'6 x 8'8 (6.86m x 2.64m)

Providing Herringbone-style vinyl flooring. The extensive and eye-catching kitchen hosts a vast range of fitted base units with two larger storage cupboards, laminate wood-effect roll-top work surfaces over and white wall tiled splash backs. Kick-board heater. Inset white ceramic 1.5 bowl sink with chrome mixer tap and drainer. Integrated fridge freezer and dishwasher. Provision for a freestanding 'RANGE-MASTER' gas cooker with stainless steel 'RUSSELL HOBBS' extractor hood above. Recessed ceiling spotlights, coving, PIR alarm sensor, large uPVC double glazed window to the rear elevation and open-access through to the separate breakfast room.

BREAKFAST ROOM:

7'6 x 6'8 (2.29m x 2.03m)

With continuation of the Herringbone-style vinyl flooring. Providing a ceiling light fitting, coving, double panel radiator and provision for a dining table and chairs. An obscure paned uPVC double glazed external door to the front elevation opens out to the carport. Internal access into the utility room.

UTILITY ROOM:

7'6 x 6'1 (2.29m x 1.85m)

With continuation of the Herringbone-style vinyl flooring. Providing further fitted base units with partial oak work-surface over. Inset stainless steel sink with chrome mixer tap and drainer. Under-counter plumbing/provision for a washing machine, tumble dryer and freestanding fridge freezer. Access to the concealed gas fired boiler with wall mounted central heating/ hot water thermostat. A ceiling light fitting, uPVC double glazed window to the rear elevation and an obscure uPVC double glazed side access door, leading out to the enclosed rear garden.





FAMILY ROOM/ STUDY: 16'7 x 7'6 (5.05m x 2.29m)
An excellent MULTI-PURPOSE reception room. Providing complementary wood-effect laminate flooring, a ceiling light fitting, coving, telephone/internet connectivity point, a double panel radiator and a paned uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING: 12'4 x 6'7 (3.76m x 2.01m)
With carpeted flooring, an open-spindle oak balustrade and handrail, ceiling light fitting, coving, loft hatch access point, PIR alarm sensor. There is access into the family bathroom separate W.C and all four DOUBLE bedrooms.

MASTER BEDROOM: 11'7 x 10'7 (3.53m x 3.23m)
A lovely DUAL-ASPECT DOUBLE BEDROOM. Providing cream carpeted flooring, a double panel radiator, TV connectivity point, ceiling light fitting, coving, a paned uPVC double glazed window to the front and rear elevation. Open-access through to the dressing area and en-suite.

DRESSING ROOM: 8'3 x 2'9 (2.51m x 0.84m)
Providing carpeted flooring, extensive fitted wardrobes, recessed ceiling spotlights, and access into the en-suite shower room. Max measurements provided up to fitted wardrobes.

EN-SUITE SHOWER ROOM: 8'2 x 7'5 (2.49m x 2.26m)
Of stylish contemporary design. Providing ceramic tiled flooring with underfloor heating. A large walk-in shower with mains shower facility and clear glass shower screen. Low-level W.C with wall inset push-button flush. A large white ceramic wash hand basin with chrome mixer tap. Inset to extensive fitted vanity drawer storage units and provision for a vanity mirror above. Large heated towel rail, floor to ceiling wall tiling, recessed wall and ceiling spotlights, shaver point and an obscure uPVC double glazed window to the rear elevation.

BEDROOM TWO: 11'9 x 11'5 (3.58m x 3.48m)
A well-appointed DOUBLE bedroom, located at the front of the house, providing carpeted flooring, a large single panel radiator, ceiling light fitting, coving, TV connectivity point and double fitted wardrobe with shelving and clothes hanging facilities. Large paned uPVC double glazed window to the front elevation.

BEDROOM THREE: 11'5 x 10'7 (3.48m x 3.23m)
A further DOUBLE bedroom, located at the front of the house, providing carpeted flooring, a central ceiling light fitting, coving, large single panel, radiator, TV/ telephone connectivity phone and a double fitted wardrobe with shelving and clothes hanging facilities. Two paned uPVC double glazed windows to the front elevation.

BEDROOM FOUR: 9'5 x 7'6 (2.87m x 2.29m)
A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, coving, single panel radiator, and a uPVC double glazed window to the rear elevation, overlooking the well-appointed rear garden.

FAMILY BATHROOM: 8'8 x 7'8 (2.64m x 2.34m)
Of stylish modern design. Providing ceramic tiled flooring with underfloor heating. A pine panelled bath with chrome mixer tap. Large walk-in shower with mains shower facility, clear glass shower screen and complementary floor-to-ceiling ceramic wall tiling. Oval shaped white ceramic wash hand basin with chrome mixer tap, fitted vanity drawer storage unit and side-by-side glass shelving. Large chrome heated towel rail, recessed ceiling, spotlights, shaver point and an obscure uPVC double glazed window to the rear elevation. Max measurements provided.

FIRST FLOOR W.C: 4'9 x 3'2 (1.45m x 0.97m)
Of attractive contemporary design. Providing a low-level W.C with levered flush. Pedestal wash hand basin with chrome taps. Complementary floor to ceiling wall tiling, a single panel radiator, recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation.

EXTERNALLY:
The property stands on an enviable corner plot, in a highly regarded residential location. The front aspect provides dropped kerb vehicular access onto an extensive block paved driveway. Ensuring off-street parking for a range of vehicles, with an attached carport, outside tap, concealed gas/ electricity meter boxes. The lovely and well-appointed front/side wrap-around garden is predominantly laid to lawn with complementary established borders. There is access to the front entrance door with storm canopy and external wall light. A secure timber gate to the right side aspect opens into the large, private and fully enclosed rear garden. Predominantly laid to lawn with partial slate shingled and planted borders, hosting a lovely variety of established bushes and shrubs. There is a complementary paved patio directly accessed from the uPVC double glazed French doors in the large living room. There is an additional raised slate shingled section with provision for a garden shed, a paved pathway and additional patio, overlooking the garden. There is an additional outside tap, 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: 1,570 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'





EPC: Energy Performance Rating: 'tbc'- On Order

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.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	