



Gresham Close, Newark

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 OLIVER REILLY







# Gresham Close, Newark

- SMASHING SEMI-DETACHED HOME
- DELIGHTFUL CUL-DE-SAC POSITION
- CONTEMPORARY BREAKFAST KITCHEN
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE LOUNGE & DINING CONSERVATORY
- LOVELY LOW-MAINTENANCE GARDEN
- Tenure: Freehold EPC 'C'

Guide Price £180,000 -£190,000



**Entrance Hall:** 4'2 x 3'4 (1.27m x 1.02m)  
Accessed via a secure composite front entrance door. Providing laminate flooring. A ceiling light fitting and access into the large living room.

**Living Room:** 17'4 x 12'2 (5.28m x 3.71m)  
A generous reception room. Providing carpeted flooring, a central ceiling light fitting, central heating thermostat, carpeted stairs rising to the first floor with a walk-in under stairs storage cupboard, with light fitting. uPVC double glazed window to the front elevation. Access into the breakfast kitchen. Max measurements provided.

**Breakfast Kitchen:** 12'2 x 6'10 (3.71m x 2.08m)  
Of stylish modern design. Providing wood effect vinyl flooring. A complimentary range of cream wall and base units with laminate wood effect roll-top work surfaces over and modern tiled splash backs. Integrated electric oven with four ring gas hob over and stainless steel extractor fan above. Provision for a freestanding fridge freezer and plumbing for an under counter washing machine. Fitted breakfast bar. uPVC double glazed window to the rear elevation. A secure uPVC double glazed window external door leads into the conservatory.

**Dining Conservatory:** 10'10 x 9'1 (3.30m x 2.77m)  
Well-proportioned. Of part brick and uPVC construction with a polycarbonate roof. Laminate flooring. Three wall mounted light fittings and exposed brick walling. uPVC double glazed windows to both side and rear elevations, with uPVC French doors opening out into the rear garden.

**First Floor Landing:** 5'8 x 3'10 (1.73m x 1.17m)  
Providing carpeted flooring, loft hatch access point and a ceiling light fitting. Access into the first floor bathroom and both bedrooms.

**Master Bedroom:** 12'11 x 11'3 (3.94m x 3.43m)  
A well-proportioned DOUBLE bedroom, with carpeted flooring, ceiling light fitting and uPVC double glazed window to the front elevation. Max measurements provided.

**Bedroom Two:** 12'11 x 7'2 (3.94m x 2.18m)  
An additional well-proportioned bedroom, with carpeted flooring, ceiling light fitting, over stairs airing cupboard, housing the hot water cylinder. uPVC double glazed window to the rear elevation.

Guide Price: £180,000-£190,000. LOOKS LIKE HOME!...

LOOK NO FURTHER...!! This is a fine example of a superb contemporary semi-detached home. Pleasantly positioned within a quiet residential cul-de-sac. In catchment for the desirable Coddington C of E Primary School catchment and also set with ease of access onto the A1, A46 and into Newark Town Centre. This delightful modern-day home boasts excellent living space. Presented to an exceptionally high standard. The property's attractive internal layout comprises: Entrance hall, large living room, stylish breakfast kitchen and a large dining conservatory. The first floor landing provides a modern three-piece bathroom and TWO WELL-PROPORTIONED BEDROOMS. Externally, the property enjoys a larger than average plot overall. There is a charming, low-maintenance enclosed rear garden, with a lovely paved seating area. The front aspect offers an EXTENSIVE GRAVELLED DRIVEWAY. Allowing off-street parking for up to three vehicles, with access into a DETACHED SINGLE GARAGE. Providing power and lighting. Further benefits of this Ideal first time home include uPVC double glazing throughout and gas central heating, via a modern-day boiler. TAKE THE LEAP...Before its too late, this cracking contemporary home is sure to be snapped up!







#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. The property is located close to a regular bus route, with a convenience store at the top of the street, located off Blatherwick Road. The neighboring village of Coddington also has two popular public houses and restaurants. The property also falls into the catchment for the highly popular Coddington C of E Primary school. 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. 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.

#### First Floor Bathroom:

7'10 x 5'7 (2.39m x 1.70m)

Of modern design. Providing wood effect vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility, with a wall-mounted clear-glass shower screen with floor to ceiling tiled splash backs. Low level W.C, pedestal wash hand basin with chrome taps. Majority walled tiled splash backs. Chrome heated towel rail. Ceiling light fitting and recessed ceiling spotlight. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

#### Single Garage:

16'10 x 8'3 (5.13m x 2.51m)

Of brick built construction, with a pitched tiled roof. Providing a manual up/ over garage door. Power and lighting, with useful over-head eaves storage space. There is an external security light to the front elevation.

#### Externally:

The property enjoys a wonderful private position within a cul-de-sac. The front aspect provides an extensive gravelled driveway, allowing off-street parking for up to three vehicles. There is access into the detached brick built garage, to the left side elevation. The front garden is laid to lawn, with a paved pathway, leading to the front entrance door. A secure left timber side access gate leads into the lovely, low maintenance enclosed rear garden. Predominantly laid to lawn, with a paved seating area. There is an outside tap, external power point, external light and access to the concealed gas and electricity meters. There are fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler 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.

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

**Approximate Size:** 711 Square Ft.

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax:** Band 'A'

**EPC:** Energy Performance Rating: 'C'

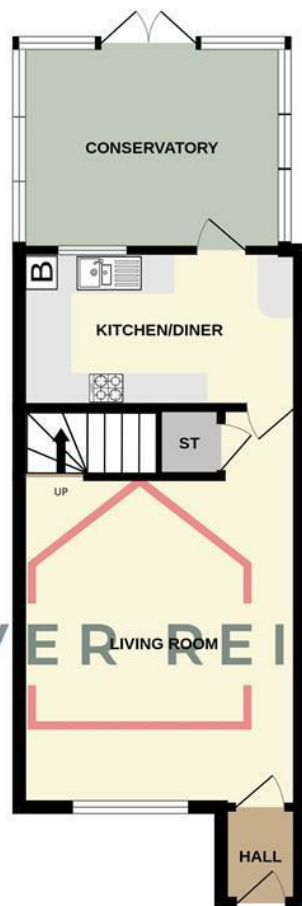




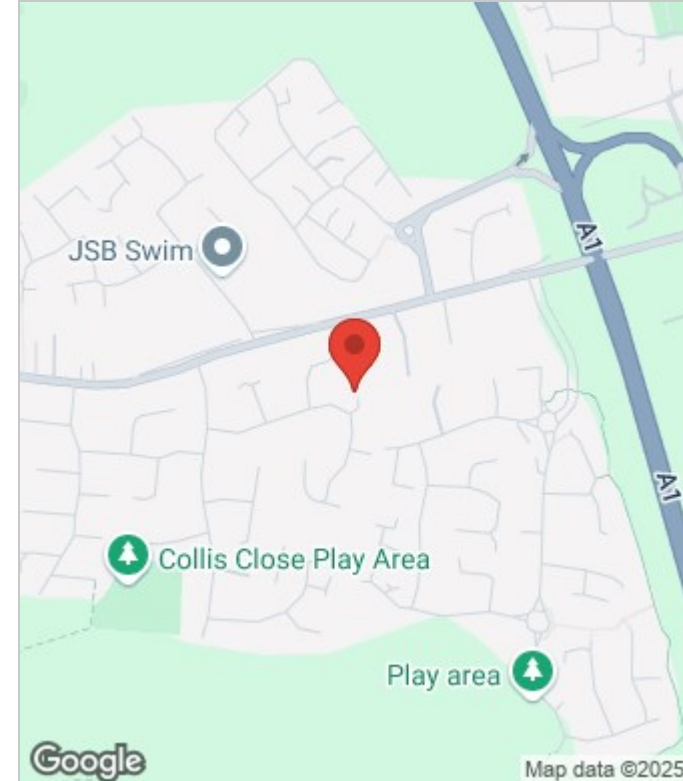




GROUND FLOOR



FIRST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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

