



The Waterfront, Newark

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 OLIVER REILLY



The Waterfront, Newark

- SUBSTANTIAL & EXTENDED TOWN HOUSE
- FOUR DOUBLE BEDROOMS & TWO EN-SUITES
- FABULOUS OPEN-PLAN DINING KITCHEN
- LARGE FIRST FLOOR LIVING ROOM WITH BALCONY
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- WONDERFUL LOCATION WITH MARINA VIEWS
- GF W.C, UTILITY & SECOND FLOOR BATHROOM
- AMAZING EXTENDED LIVING SPACE WITH BI-FOLD DOORS
- INTEGRAL GARAGE STORE & DRIVEWAY
- IMPECCABLE PRESENTATION! VIEWING ESSENTIAL! Tenure: Leasehold. EPC 'C'

Prepare to be seriously IMPRESSED by this substantial, EXTENDED and hugely VERSATILE four-storey town house. Enjoying a sought-after position within an EXCLUSIVE MODERN DEVELOPMENT. Constructed within the last 22 years. Despite the name, the properties have never been flooded and are situated within walking distance of Newark Town Centre, with ease of access onto the A46 and A1, via Farndon Road.

This magnificent modern residence is a huge credit to the existing owner! Presented to an EXCEPTIONALLY HIGH-STANDARD. Showcasing the perfect combination of SPACE & LIVING FLEXIBILITY. Spanning almost 2,000 square/ft of accommodation!

The internal design comprises: Inviting reception hall, ground floor W.C, a large utility room and a FABULOUS MODERN DINING KITCHEN. Hosting a range of integrated appliances and OPEN-PLAN ACCESS through to a ATTRACTIVE GROUND FLOOR EXTENSION. Promising a PERFECT reception space, with Velux roof-lights, a wood burning stove and TRIPLE GLAZED BI-FOLD DOORS opening out to the garden.

The first floor hosts a LARGE L-SHAPED LIVING ROOM with French doors out to a delightful balcony. Enjoying MARINA VIEWS! There is also a generous principal bedroom with extensive fitted wardrobes and an EN-SUITE SHOWER ROOM.

The second floor hosts TWO FURTHER DOUBLE BEDROOMS an en-suite bathroom and separate family bathroom. The third floor provides a fourth and final DOUBLE BEDROOM.

Externally, the beautifully landscaped rear garden is the PERFECT TRANQUIL escape. Hosting an extensive Indian sandstone patio and a delightful raised decked seating terrace. Backing onto Sconce & Devon Park.

Further benefits of this superb, spacious and stylish residence include double glazing throughout, an alarm system and gas fired central heating.

Offering ALL YOU COULD WANT AND MORE!.. This is truly a home like no other. Step inside and gain a full sense of appreciation of the QUALITY & QUANTITY of this amazing home!



Asking Price: £400,000



STORM PORCH: 6'0 x 3'0 (1.83m x 0.91m)
With a paved pathway leading to the front entrance door, with external wall light. Max measurements provided.

RECEPTION HALL: 18'1 x 6'0 (5.51m x 1.83m)
Accessed via a paneled hardwood external door. Providing wood-effect Karndean flooring, two ceiling light fittings, a double panel radiator, smoke detector, alarm control panel, wall mounted central heating thermostat, PIR alarm sensor, carpeted stairs rising to the first floor with storage cupboard beneath. Access into the OPEN-PLAN living/ dining kitchen, utility room and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 5'11 x 3'3 (1.80m x 0.99m)
With continuation of the wood-effect Karndean flooring. Providing a low level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and white wall tiled splash-backs behind. Single panel radiator, extractor fan and recessed ceiling spotlights.

UTILITY ROOM: 9'10 x 9'3 (3.00m x 2.82m)
A functional space with wood-effect Karndean flooring. Providing an extensive range of fitted base units with laminate wood-effect roll-top work surfaces over and white bevelled wall tiled splash-backs behind. There are a wide range of shelving storage units above. Inset stainless steel sink unit with chrome mixer tap and drainer. Under counter plumbing/ provision for tumble dryer and freestanding fridge freezer. Two ceiling light fittings, a radiator and extractor fan.

CONTEMPORARY KITCHEN: 11'2 x 10'8 (3.40m x 3.25m)
Of attractive modern design. Providing continuation of the wood-effect Karndean flooring. The eye-catching kitchen hosts a comprehensive range of white high-gloss wall, drawer and base units with laminate wood-effect roll-top work surfaces over, wall tiled splash backs, inset wall unit lighting and two display wall cabinets. Inset white ceramic 1.5 bowl sink with chrome flexi-spray and drainer. Integrated electric double oven with four ring gas hob over, stainless steel splash-back and extractor hood above. Integrated fridge freezer, washing machine and provision and an under-counter dishwasher. Recessed ceiling spotlights, smoke alarm and open-access into the dining area.

DINING AREA: 8'1 x 7'11 (2.46m x 2.41m)
OPEN-PLAN from the kitchen space, with continuation of the wood-effect Karndean flooring. Providing sufficient space for a dining table and chairs, Recessed ceiling spotlights, two ceiling light fittings, a fitted base unit with work-surfaces over. Stylish double-column vertical radiator. OPEN-PLAN access through to the superb living space.

OPEN-PLAN LIVING SPACE: 18'9 x 12'9 (5.72m x 3.89m)
A MAGNIFICENT AND SUBSTANTIAL EXTENSION. Creating a marvellous flow to the ground floor. Enjoying a large multi-functional reception room. With continuation of the wood-effect Karndean flooring. An eye-catching vaulted ceiling with recessed ceiling spotlights, four Velux roof lights, complementary exposed brick feature wall, wood burning stove and anthracite grey TRIPLE GLAZED BI-FOLD DOORS. Encouraging the outside..inside! Captivated by a delightful outlook over the private garden.

FIRST FLOOR LANDING: 8'7 x 4'7 (2.62m x 1.40m)
Providing an oak staircase with open-spindle balustrade and handrail, with staircase rising to the second floor. The landing has oak laminate flooring, a single panel radiator, ceiling light fitting, internal window into the living room and a PIR alarm sensor. Access into the master bedroom and generous living room.



THIRD FLOOR LANDING: 6'0 x 4'1 (1.83m x 1.24m)
Providing oak laminate flooring, a ceiling light fitting, smoke alarm, a useful eaves storage cupboard and an additional fitted cupboard, housing the gas 'GLOW-WORM' boiler. Access into the fourth DOUBLE bedroom.

BEDROOM FOUR: 16'9 x 15'5 (5.11m x 4.70m)
A generous multi-purpose DOUBLE BEDROOM. Providing oak laminate flooring, a ceiling light fitting, smoke alarm, double panel radiator, two fitted eaves storage cupboards, internal obscure glass block window from the stairway, Velux roof light to the rear elevation and a hardwood double glazed sliding sash window to the front elevation, overlooking the Newark Marina. Max measurements provided.

INTEGRAL GARAGE STORE: 8'10 x 7'11 (2.69m x 2.41m)
Accessed via a manual up/ over garage door. Providing sufficient storage space.

EXTERNALLY:
The front aspect provides a part tarmac and part paved pathway, leading to the front entrance door with storm porch. There is a tarmac driveway and access into the integral garage store.
The beautifully landscaped, low-maintenance and fully enclosed rear garden is a joy to behold! Predominantly gravelled with a range of planted borders and established bushes/ shrubs. There is an extensive Indian sandstone patio, accessed from the BI-FOLD DOORS in the open-plan living space, with low-level wall. There are four external wall lights, a raised decked seating area, fenced left side boundary and a walled right side and rear boundary, with timber gate, opening onto a shared passageway, which houses the dustbins. This garden is a particularly lovely feature of this property providing an all round excellent entertaining area. A large communal garden is also available to be enjoyed and appreciated all year round.

Services:
Mains water, drainage, and electricity are all connected. The property also provides, an alarm system, gas central heating, via a modern boiler, installed in 2019, with 7 year warranty remaining. There is hardwood double glazing throughout and uPVC triple glazing via the bi-fold doors. 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: 1,970 Square Ft.
Measurements are approximate and for guidance only.

LARGE L-SHAPED LIVING ROOM: 16'3 x 11'7 (4.95m x 3.53m)
A copious reception room. Providing oak laminate flooring, recessed ceiling spotlights, a double panel radiator, smoke alarm, TV connectivity point and a hardwood double glazed sliding sash window to the front elevation. Paned hardwood double glazed French doors open out onto the delightful balcony. Max measurements provided.

FIRST FLOOR BALCONY: 16'8 x 3'5 (5.08m x 1.04m)
A wonderfully relaxing seating space with wrought-iron railings and an external wall light. Enjoying far reaching views over the communal gardens and over to Newark Marina.

MASTER BEDROOM: 14'2 x 8'10 (4.32m x 2.69m)
A generous principal DOUBLE BEDROOM. Located at the rear of the house. Providing grey carpeted flooring, recessed ceiling spotlights, smoke alarm, two fitted wardrobes, a double panel radiator and a hardwood double glazed sliding sash window to the rear elevation. Enjoying a delightful outlook over Sconce & Devon Park. Internal access into the en-suite shower room.

MASTER EN-SUITE: 9'6 x 7'3 (2.90m x 2.21m)
Of tasteful contemporary design. Providing ceramic tiled flooring. A large walk-in shower cubicle with mains shower facility, floor to ceiling wall tiling and eye-catching obscure glass block windows. Low-level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap and medium height wall tiled splash-backs behind. Recessed ceiling spotlights, pull-cord vanity wall light, double panel radiator, extractor fan and an obscure double glazed hardwood sliding sash window to the rear elevation. Max measurements provided.

SECOND FLOOR LANDING: 10'10 x 4'1 (3.30m x 1.24m)
Hosting oak laminate flooring, stairs rising to the second floor, a ceiling light fitting and fitted airing cupboard, housing the hot water cylinder. Access into the family bathroom and TWO FURTHER DOUBLE BEDROOMS.

BEDROOM TWO: 14'4 x 9'11 (4.37m x 3.02m)
A SIZEABLE DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, smoke alarm, double panel radiator, extensive fitted wardrobes and a hardwood double glazed sliding sash window to the front elevation, with Marina views! Access into the en-suite bathroom.

EN-SUITE BATHROOM: 9'5 x 6'5 (2.87m x 1.96m)
Of modern design. Providing ceramic tiled flooring. The three-piece suite comprises: P-shaped panelled bath with chrome mixer tap, mains shower facility, curved clear glass shower screen with black and white floor to ceiling wall tiling behind. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and medium height wall tiling behind. Recessed ceiling spotlights, pull-cord wall light, double panel radiator, extractor fan. Hardwood double glazed sliding sash window to the front elevation.

BEDROOM THREE: 11'3 x 10'5 (3.43m x 3.18m)
A lovely DOUBLE bedroom. Located at the rear of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting, smoke alarm, fitted wardrobes and a hardwood double glazed sliding sash window to the rear elevation, benefiting from views over Sconce & Devon Park.

FAMILY BATHROOM: 7'3 x 7'0 (2.21m x 2.13m)
Of modern design, with ceramic tiled flooring. A panelled bath with chrome mixer tap and medium height mosaic wall tiled splash-backs. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and medium height mosaic wall tiling behind. Double panel radiator, recessed ceiling spotlights, extractor fan and an obscure hardwood doule glazed sliding sash window to the rear elevation.





Tenure: Leasehold. Share of Freehold
The property has a 999 year lease from 01/10/2003, with approximately 977 years remaining. Sold with vacant possession on completion.

Residential Service Charges:
All Residents own a portion of the freehold via 'The Waterfront Management Ltd'. They currently charge £121 a month. This covers buildings insurance. The up-keep/ maintenance of the residents communal gardens, external paintwork, window cleaning, and maintenance of the electric gates and car park. The vendor has confirmed that external painting of the development is due in 2025.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (78)
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 for ease of access into Newark Town Centre (approx. 0.5 of a mile away). The property is positioned on one of the Towns most sought after locations with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The property itself overlooks the local Marina, with riverside views. The Town itself offers many tourist attractions and many events taking place at 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 train 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(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	