



Threadneedle Way, Middlebeck, Newark

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OLIVER REILLY







# Threadneedle Way, Middlebeck, Newark

- SUBSTANTIAL FAMILY-SIZED HOME
- STUNNING OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C & UTILITY ROOM
- WELL-APPOINTED REAR GARDEN
- INTEGRAL DOUBLE GARAGE & MULTI-CAR DRIVEWAY
- FIVE WELL-PROPORTIONED BEDROOMS
- LOVELY SETTING WITH LAKESIDE VIEWS
- STYLISH FAMILY BATHROOM & TWO EN-SUITES
- OUTDOOR SEATING SPACE WITH BI-FOLD DOORS
- VIEWING ESSENTIAL! CLOSE TO AMENITIES! Tenure: Freehold. EPC 'B'

Guide Price: £450,000 - £475,000. SPACE! STYLE! SOPHISTICATION! & SCENIC VIEWS... over Simpson's Pond! WOW!.. Prepare to be IMPRESSED! This elegant, expansive and eye-catching detached family residence. A REAL HEAD TURNER! Occupying arguably one of the most appealing positions in the hugely popular and centrally located Middlebeck development. Moments away from an array of popular school catchments, amenities and transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre This wonderful executive home was constructed within the last two years, remaining under NHBC warranty and still AS GOOD AS NEW! exuding class from the moment you step inside. Showcasing a SUBSTANTIAL INTERNAL LAYOUT, ready and waiting for your immediate appreciation! The copious 2100 square/ft design comprises: Inviting reception hall, a large ground floor W.C, generous living room and a FABULOUS OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Promising an array of integrated appliances, BI-FOLD DOORS out to the garden and a separate utility room.

The sizeable galleried-style landing hosts a STUNNING FAMILY BATHROOM and FIVE EXCELLENT SIZED BEDROOMS. Two of which showcase QUALITY EN-SUITE SHOWER ROOMS.

Externally, you can't fail to appreciate the CAPTIVATING SETTING.... With an unspoiled front outlook and far reaching views over to Simpson's pond. The front aspect is greeted with a MULTI-CAR DRIVEWAY. Ensuring side-by-side off-street parking and access into an INTEGRAL DOUBLE GARAGE.

The well-appointed rear garden provides a perfect family-sized space, hosting an extensive and paved outdoor entertainment area, with raised plant beds and a timber-framed seating canopy. A PERFECT EXTERNAL ESCAPE! Further benefits of this Impressive and PERFECTLY-PROPORTIONED family home include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC 'B').

CREATE YOUR NEXT CHAPTER... Inside this gorgeous family-friendly home, offering all you can want..AND MORE!!



## RECEPTION HALL:

17'2 x 7'5 (5.23m x 2.26m)

A lovely, expansive and inviting entrance space. Accessed via a composite front door with two obscure uPVC double glazed side panels. Providing complementary wood-effect laminate flooring, carpeted stairs with an open-spindle balustrade and oak handrail, rising to the first floor. Ceiling light fitting, smoke alarm, single panel radiator and attractive feature wall panelling. bWalk-in under stairs storage cupboard. Access into the living room, open plan living space and ground floor W.C.

## GROUND FLOOR W.C:

5'11 x 5'6 (1.80m x 1.68m)

A generous space. Providing wood-effect laminate flooring, a low level W.C with push-button flush and a floating white ceramic wash hand basin, with chrome mixer tap and floor to ceiling ceramic wall tiling behind. Recessed ceiling spotlights, single panel radiator and extractor fan.

## LARGE LIVING ROOM:

16'3 x 12'3 (4.95m x 3.73m)

A lovely sized reception room. Providing wood-effect laminate flooring, a central ceiling light fitting, double panel radiator and a multi-media connectivity plate. Paned uPVC double glazed window to the front elevation, with an unspoiled front outlook.

## OPEN-PLAN LIVING/ DINING KITCHEN:

35'9 x 12'4 (10.90m x 3.76m)

A SUPERBLY SPACIOUS OPEN PLAN FAMILY-SIZED SPACE. Providing wood-effect laminate flooring. The eye-catching modern kitchen houses a range of fitted wall and base units with slate-effect flat-edge work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated medium height electric over, fridge freezer and dishwasher. Integrated four ring induction hob with ceiling mounted extractor hood above. Fitted breakfast bar. The kitchen area has recessed ceiling spotlights a smoke alarm and a uPVC double glazed window to the rear elevation. The LARGE OPEN-PLAN living/ dining space continues with laminate flooring, two ceiling light fittings and a double panel radiator. uPVC double glazed window to the rear elevation. BI-FOLD DOORS open out onto a superb paved outdoor entertainment space. Internal access into the separate utility room/ Max measurements provided.

## UTILITY ROOM:

6'8 x 5'10 (2.03m x 1.78m)

With continuation of the wood-effect laminate flooring. Providing further fitted base units with slate-effect flat-edge work surfaces over. Under counter plumbing/ provision for a washing machine and tumble dryer. Access to the gas fired boiler. Recessed ceiling spotlights and a composite external side door. Leading out to a wide passageway and into the rear garden.

## GALLERIED FIRST FLOOR LANDING:

14'10 x 12'7 (4.52m x 3.84m)

An expansive space, with carpeted flooring, two ceiling light fittings, a smoke alarm, loft hatch access point, uPVC double glazed window to the front elevation and a fitted airing cupboard. Housing the hot water cylinder. Access into all FIVE bedrooms and the family bathroom. Max measurements provided.

## MASTER BEDROOM:

14'11 x 11'3 (4.55m x 3.43m)

A SUBSTANTIAL PRINCIPLE DOUBLE BEDROOM. With carpeted flooring, a ceiling light fitting, single panel radiator, TV connectivity point and extensive fitted wardrobes, with sliding doors. uPVC double glazed window to the rear elevation. Access into the master en-suite.

## MASTER EN-SUITE SHOWER ROOM:

11'3 x 5'5 (3.43m x 1.65m)

Of high specification with wood-effect LVT flooring. A double fitted shower with mains power shower and floor to ceiling wall tiling behind. Low level W.C with push button flush. His & Her's floating white ceramic wash hand basin with chrome mixer tap and floor to ceiling ceramic wall tiling behind. Recessed ceiling spotlights, shaver point, chrome heated towel rail and an obscure uPVC double glazed window to the side elevation.





**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: 2,182 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**EPC: Energy Performance Rating: 'B' (85)**

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 in a highly sought after residential location, South of Newark Town Centre, with ease of access over to a lovely public footpath, over to the idyllic Simpsons pond. There is also ease of access onto the Flaxley Lane community Park and over to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.

**BEDROOM TWO:**

A further DOUBLE BEDROOM, located at the front of the house. With carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. Enjoying an unspoiled front outlook. Access into the en-suite. Max measurements provided.

**EN-SUITE SHOWER ROOM:**

Of high-quality modern design. With wood-effect LVT flooring. A double shower cubicle with mains power shower facility and two-tone floor to ceiling wall tiling behind. A low level W.C with push-button flush and a floating white ceramic wash hand basin with chrome mixer tap and black ceramic wall tiling behind. Chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

**BEDROOM THREE:**

A lovely DOUBLE BEDROOM, located at the front of the house. With carpeted flooring, a ceiling light fitting, single panel radiator and two uPVC double glazed windows to the front elevation. Showcasing unspoiled front outlook. Max measurements provided.

**BEDROOM FOUR:**

A lovely DOUBLE BEDROOM! With carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation.

**BEDROOM FIVE/ HOME OFFICE:**

An excellent sized bedroom, which could also be used as a suitable home office. With carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation.

**STYLISH FAMILY BATHROOM:**

With wood-effect LVT flooring, a panelled bath with mains power shower facility, floor to ceiling black ceramic wall tiling and a wall mounted shower screen. Low level W.C with push button flush and a floating white ceramic wash hand basin with chrome mixer tap floor to ceiling wall tiling behind. Recessed ceiling spotlights, chrome heated towel rail, extractor fan and an obscure uPVC double glazed window to the side elevation.

**INTEGRAL DOUBLE GARAGE:**

Accessed via a a manual up/ over garage door. Equipped with power, lighting and access to the electrical RCD consumer unit. Offering great scope to be utilised into additional living space. Subject to relevant approvals. A secure left side personal door, gives access into the reception hall.

**EXTERNALLY:**

The property STANDS PROUD with a captivating residential position, with an unspoiled outlook to the front and far reaching views over the lovely setting of Simpson's pond. The front aspect is greeted with a generous MULTI-CAR TARMAC DRIVEWAY. Ensuring side-by-side off-street parking and access into the integral double garage. The front garden is laid to lawn, with a paved pathway leading to the entrance porch and front door, with wall mounted up/ down light. The pathway continues to the right side aspect, with a timber gate leading down to the well-appointed and fully enclosed LOW-MAINTENANCE rear garden. Predominantly laid to lawn. Hosting a WONDERFUL paved seating/ entertainment area, with complementary raised plant beds and a timber-framed seating canopy with a sloped roof. THE PERFECT SPACE TO RELAX AND ENJOY! There is a double electrical power socket and security light. Fully fenced side/ rear boundaries.

**Simpson's Pond Setting:**

This is a lovely landscaped green setting. Hosting a wonderful walk, with a direct link onto the local walking/ cycling tracks, linking centre of Newark and to Hawton. Enjoying a delightful, scenic and countryside setting. There are various seating areas nearby and an interchangeable view across the large lakeside.







**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.

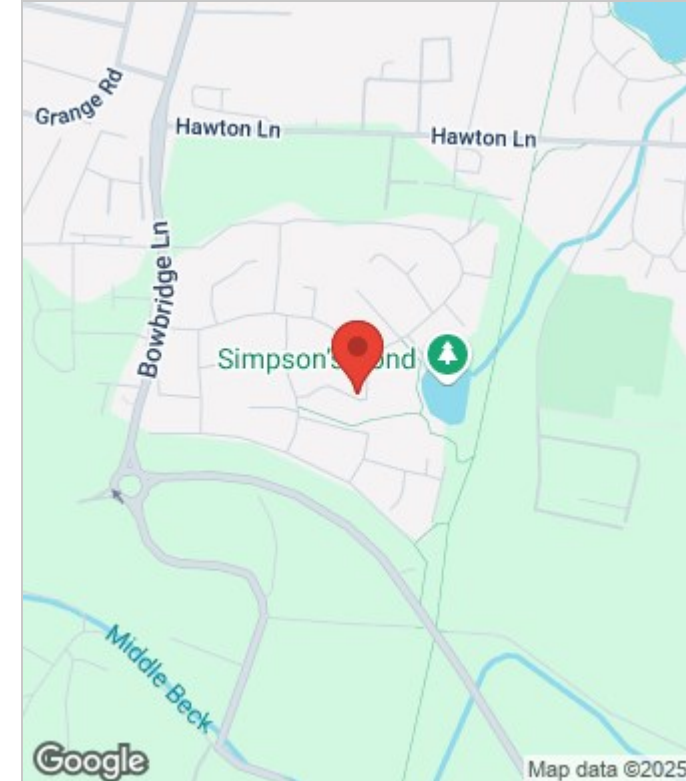
**Money Laundering Regulations:**

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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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	