



Old Orchard, Farndon Road, Newark

 4  3  3  C

  
OLIVER REILLY



# Old Orchard, Farndon Road, Newark

- IMPRESSIVE DETACHED RESIDENCE
- WONDERFUL PRIVATE CUL-DE-SAC SETTING
- THREE SPACIOUS RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- MAGNIFICENT 0.30 OF AN ACRE LANDSCAPED PLOT
- FOUR DOUBLE BEDROOMS & TWO DRESSING ROOMS
- EASE OF ACCESS TO A46, A1 & TOWN CENTRE
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- DOUBLE GARAGE & MULTI-CAR DRIVEWAY. Tenure: Freehold EPC 'C'

Guide Price: £700,000 - £725,000. A HOME OF TRUE DISTINCTION..!

This Impressive detached executive home is a real HEAD TURNER! Standing proud at the head of a secluded PRIVATE ROAD CUL-DE-SAC on a MAGNIFICENT 0.30 OF AN ACRE LANDSCAPED PLOT.

'Old Orchard' is the epitome of style and sophistication, merged with an EXPANSIVE (2,600 SQ/FT) LAYOUT. Conveniently set for ease of access onto the A46, A1 and within walking distance to Newark Town Centre. Hosting two popular train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. Via North Gate Station. Promising an elegance and grandeur throughout. The property is a credit to the existing owners. Showcasing IMPECCABLE PRESENTATION, that simply MUST BE SEEN... In order to be appreciated!

The copious, free-flowing accommodation comprises: Inviting reception hall, a substantial DUAL-ASPECT and bay-fronted living room, separate dining room, sitting room, OPEN-PLAN through to a modern dining kitchen, separate utility room and a sizeable study with extensive fitted cupboards.

The eye-catching galleried landing holds a lovely seating/ study area, a three-piece family bathroom and FOUR DOUBLE BEDROOMS. Two of which provide a WALK-IN DRESSING ROOM and an EN-SUITE.

Externally, you'll be BLOWN AWAY by the wonderfully tranquil SOUTH-FACING landscaped rear garden. Greeted via a raised seating terrace, directly from the French doors in the kitchen and living room. Promising an array of mature plants and shrubs, a variety of secluded seating spaces, a water feature and an IMMENSE DEGREE OF PRIVACY. The front aspect ensures side-by side parking via a MULTI-CAR DRIVEWAY. Giving access into an ATTACHED DOUBLE GARAGE. Equipped with power, lighting and scope to be adapted into further living space. Subject to planning approvals.

Further benefits of this handsome home include double glazing and gas central heating.

This outstanding home is AN INCREDIBLE FIND!..Filled with a wealth of warmth, simply like no-other!



Guide Price £700,000 - £750,000



**ENTRANCE PORCH:** 7'7" x 2'10" (2.31m x 0.86m)

**RECEPTION HALL:** 17'7" x 15'5" (5.36m x 4.70m)  
A highly inviting entrance space. Accessed via a wooden external front door with two paned double glazed windows to the front elevation. Providing Limestone tiled flooring, carpeted stairs rising to the first floor, via a winding hand-twisted staircase with turned hand-rails and newel posts. Double panel radiator, single panel radiator, alarm control panel, central heating thermostat, telephone point, recessed ceiling spotlights, coving and a double fitted storage cupboard. Double doors with paned bevelled glass lead into the living room and family kitchen. Access into the dining room, study and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 4'10" x 2'9" (1.47m x 0.84m)  
With Limestone tiled flooring. A low-level W.C, a wash hand basin, single panel radiator, ceiling light fitting and an obscure double glazed window to the front elevation.

**LARGE LIVING ROOM:** 25'9" x 13'7" (7.85m x 4.14m)  
A copious DUAL-ASPECT reception room, accessed via internal double doors. Providing carpeted flooring, two double panel radiators, TV point, PIR alarm sensor, recessed ceiling spotlights, coving, complementary feature fireplace. Housing a gas fire with living flame and an eye-catching raised stone hearth and surround. Walk in bay with paned double glazed sliding sash windows to the front elevation. Paned double glazed French doors open out onto the wonderful SOUTH FACING seating terrace. Max measurements provided into bay-window.

**DINING ROOM:** 13'2" x 11'8" (4.01m x 3.56m)  
A wonderful SOUTH-FACING reception room. Providing carpeted flooring, recessed ceiling spotlights, coving, a single panel radiator, PIR alarm sensor and a paned double glazed window to the rear elevation.

**SITTING ROOM:** 15'4" x 11'9" (4.67m x 3.58m)  
A lovely reception space, with Limestone tiled flooring, a double panel radiator, TV/telephone point, recessed ceiling spotlights, a paned double glazed window to the side elevation. Access into the separate utility room and OPEN-PLAN access through to the dining kitchen.

**DINING KITCHEN:** 16'4" x 11'8" (4.98m x 3.56m)  
With continuation of the Limestone tiled flooring. The complementary fitted kitchen hosts a range of Honey Oak fronted wall, drawer and base units with granite work surfaces over, mosaic-style wall tiled splash backs and under-unit wall lighting. Inset double bowl stainless steel sink with mixer tap. Freestanding 'SMEG' Range-style electric oven with five ring gas hob over and stainless steel extractor hood above. Integrated 'SMEG' dishwasher, full height fridge and freezer. Sufficient space for a dining table and chairs. Recessed ceiling spotlights, coving, double panel radiator, paned double glazed window to the rear elevation. Paned double glazed external double doors open out onto the SOUTH-FACING sun terrace.

**UTILITY ROOM:** 7'9" x 6'9" (2.36m x 2.06m)  
With tiled flooring. Providing a range of fitted base units with laminate roll-top work surfaces over and mosaic-style wall tiled splash-backs. Fitted larger cupboard. Inset sink with chrome mixer tap. Under-counter plumbing/ provision for a washing machine/ tumble dryer. Access to the gas fired boiler with control panel above. Electrical RCD consumer unit. Single panel radiator, ceiling light fitting and a wooden side external door. Giving access out to the garden



**STUDY:** 12'4 x 8'2 (3.76m x 2.49m )  
With carpeted flooring, a low-level double panel radiator, ceiling light fitting, coving, telephone point, PIR alarm sensor and extensive high-level storage cupboards. Double glazed sliding sash window to the front elevation. Max measurements provided up to fitted cupboards.

**GALLERIED FIRST FLOOR LANDING:** 17'8 x 10'6 (5.38m x 3.20m)  
A lovely galleried space, with provisional study/ seating area. Providing carpeted flooring, hand-turned open-spindle balustrade and handrail, two ceiling light fittings, coving, smoke alarm, double panel radiator, PIR alarm sensor and a loft hatch access point, with pull-down ladder and lighting. Paned double glazed window to the front elevation. Access into the family bathroom and all four DOUBLE bedrooms. Max measurements provided.

**MASTER BEDROOM:** 17'4 x 11'8 (5.28m x 3.56m)  
A substantial principle DOUBLE bedroom, located at the rear of the house. Providing carpeted flooring, two ceiling light fittings, coving two double panel radiators, TV/telephone points, two double fitted wardrobes and two paned double glazed windows to the rear elevation. Enjoying a captivating outlook over the garden. Access into the principle en-suite and dressing room. Max measurements provided up to fitted wardrobes.

**DRESSING ROOM:** 9'3 x 4'4 (2.82m x 1.32m)  
With carpeted flooring, a ceiling light fitting, extensive fitted wardrobes with mirrored glass doors. Providing clothes hanging facilities, fitted pull-out drawers with shelving above.

**MASTER EN-SUITE:** 9'2 x 6'5 (2.79m x 1.96m)  
Providing mosaic-style Karndean flooring. A large fitted shower cubicle with mains shower facility, handheld shower-head with floor to ceiling wall tiling behind. Low-level W.C with push-button flush. White ceramic wash hand basin with chrome mixer tap. Inset to a range of fitted vanity base/ drawer units with vanity mirror above, shaver point and spotlights. Additional recessed ceiling spotlights, single panel radiator, medium height wall tiling, extractor fan, and an obscure double glazed window to the rear elevation.

**BEDROOM TWO:** 14'10 x 12'10 (4.52m x 3.91m)  
A substantial and additional DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, coving, single panel radiator, TV/ telephone point, two paned double glazed windows to the front elevation. Access into the dressing room and secondary en-suite.

**SECOND DRESSING ROOM:** 7'3 x 5'5 (2.21m x 1.65m)  
With carpeted flooring, a single panel radiator, ceiling light fitting, various double sockets, clothes hanging facilities and an obscure paned double glazed window to the side elevation.

**FOUR-PIECE EN-SUITE:** 8'10 x 7'3 (2.69m x 2.21m)  
Of copious design. With mosaic patterned Karndean flooring. A panelled bath with chrome mixer tap, medium height black and white marble-effect wall tiled splash back's. A large fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash backs. A low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and medium height black/ white marble-effect wall tiling behind. Recessed ceiling spotlights, shaver point, double panel radiator, extractor fan and an obscure double glazed window to the side elevation.

**BEDROOM THREE:** 13'8 x 11'9 (4.17m x 3.58m)  
A sizeable DOUBLE bedroom, providing carpeted flooring, a low-level single panel radiator, central ceiling light fitting, coving, TV point and two paned double glazed windows to the rear elevation, overlooking the beautifully landscaped and private rear garden.

**BEDROOM FOUR:** 13'8 x 10'6 (4.17m x 3.20m)  
A well-portioned DOUBLE bedroom, located at the front of the house. Providing carpeted flooring, a single panel radiator, ceiling light fitting, coving, TV point and two paned double glazed windows to the front elevation.

**FAMILY BATHROOM:** 11'8 x 8'5 (3.56m x 2.57m)  
Hosting mosaic-style Karndean flooring. The three-piece suite comprises: Panelled bath with chrome mixer tap, overhead handheld shower facility with floor to ceiling white ceramic wall tiling behind. A low-level W.C with push-button flush. Pedestal wash hand basin with chrome mixer tap and medium height wall tiling behind. Pull-cord wall light fitting with shaver point, recessed ceiling spotlights, extractor fan, double panel radiator and a double fitted airing cupboard. Housing the hot water mega-flow cylinder and shelving above. Obscure paned double glazed window to the side elevation. Max measurements provided.

**ATTACHED DOUBLE GARAGE:** 18'4 x 17'10 (5.59m x 5.44m )  
Accessed via two manual up/ over garage doors. Equipped with power, lighting and eaves storage space. Offering scope to be utilised into additional living accommodation. Subject to approvals.

**EXTERNALLY:**  
The property is situated at the head of a quiet PRIVATE ROAD development, of only four executive homes. The property promotes a high-degree of kerb appeal and is greeted with an extensive MULTI-CAR DRIVEWAY. Ensuring side-by-side off-street parking and access into the attached DOUBLE GARAGE, with two external wall lights. A paved pathway leads to the entrance porch and front door. The beautifully maintained front garden enjoys a range of established bushes and shrubs with gravelled borders. A secure gate gives access into the WONDERFUL SOUTH-FACING LANDSCAPED GARDEN. A real highlight of this magnificent home. Having been expertly designed and promoting a high-degree of privacy. Predominantly laid to lawn with a mesmerising array of well-tended planted borders. There is a wonderful central pergola with wrap-around wisteria, Indian sandstone pathway, a peaceful water feature and secluded paved seating area. The pathway continues down to a large garden shed with power and water. There is a captivating raised and paved sun terrace with brick pillars, wrought-iron fenced boundaries and external lights. Overlooking the garden. A perfect outdoor entertainment space. There is a high-level walled right side boundary and mature hedged left side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating with new radiators installed throughout in the past four years. There is an alarm system and 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: 2,780 Square Ft.**  
Measurements are approximate and for guidance only. This includes the double garage.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'F'**

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

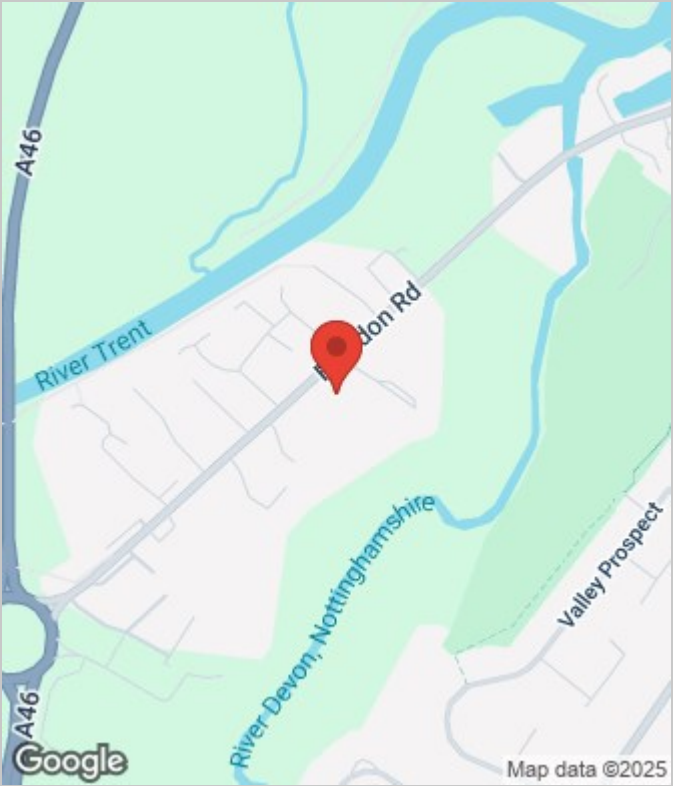
**EPC: Energy Performance Rating: 'C' (76)**  
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will 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 with ease of access onto the A46 and A1. Set along the banks of the River Trent. 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.



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 | 76      | 81                                                                                                            |
| (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  |