



Bluebell Drive, Middlebeck, Newark

 3  2  1  B

 OLIVER REILLY







# Bluebell Drive, Middlebeck, Newark

Guide Price £260,000

- STYLISH THREE-STOREY FAMILY HOME
- POPULAR LOCATION. CLOSE TO AMENITIES!
- GF W.C & FIRST FLOOR FAMILY BATHROOM
- WELL-APPOINTED SOUTH FACING GARDEN
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- SUPERB OPEN-PLAN LIVING FAMILY KITCHEN
- COPIOUS MASTER BEDROOM WITH EN-SUITE
- MULTI-CAR DRIVEWAY
- SPACIOUS & VERSATILE LAYOUT! Tenure: Freehold EPC 'B'

MOVE IN READY & WAITING FOR YOU!...

This attractive MODERN BEAUTY occupies a delightful residential position, set back from the roadside and STANDING PROUD with a high-degree of kerb appeal. Boasting SPACE, STYLE AND SOPHISTICATION... IN ABUNDANCE!! Pleasantly situated close to a wide array of excellent on-hand amenities, popular schools and transport links. Include ease of access onto the A1, A46 and to Newark Town Centre.

If you're searching for CONTEMPORARY DESIGN and extensive LIVING FLEXIBILITY... Then look no further! This bright and beautiful home is set to TICK ALL YOUR BOXES!

The copious yet versatile internal accommodation comprises: Inviting entrance hall, a ground floor W.C and a MAGNIFICENT 31FT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Packed with a range of integrated appliances, Velux roof-lights and French doors, out to the SOUTH-FACING REAR GARDEN!

The first floor landing hosts an attractive family bathroom and two well-proportioned bedrooms.

An inner hallway/ landing area leads up to a COPIOUS 23FT MASTER BEDROOM. Equipped with a suitable dressing area, four Velux roof-lights and a STYLISH EN-SUITE SHOWER ROOM.

Externally, you'll be instantly drawn to the appealing position of the house. Greeted with a MULTI-CAR DRIVEWAY. The large South facing garden hosts a paved patio and great scope for you to inject your own personality. With space for the WHOLE FAMILY!

Further benefits of this well-maintained, neutrally decorated and superbly spacious home include uPVC double glazing, gas central heating, remaining NHBC warranty and a high energy efficiency rating( EPC: B).

This truly is a A PERFECT PLACE TO CALL HOME!... Step inside and gain a full sense of appreciation! You won't leave disappointed!..



## ENTRANCE HALL:

9'2 x 6'6 (2.79m x 1.98m)

Accessed via a secure composite obscure external door. Providing LVT flooring, carpeted stairs with handrail rise to the first floor. A ceiling light fitting, wall mounted central heating thermostat and a double panel radiator. Access into the open-plan family kitchen and ground floor W.C.

## GROUND FLOOR W.C:

5'6 x 2'8 (1.68m x 0.81m)

Providing LVT flooring. A low-level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

## CONTEMPORARY KITCHEN SPACE:

14'9 x 9'5 (4.50m x 2.87m)

OF EYE-CATCHING MODERN DESIGN. Providing LVT flooring. The extensive fitted kitchen hosts a wide range of grey shaker-style wall and base units with laminate laminate roll-top work-surfaces over, under wall unit lighting and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap, drainer and partial wall tiled splash-backs. Integrated medium height electric double oven with separate five ring gas hob with glass splash back and stainless steel extractor hood above. Integrated fridge freezer and dishwasher. Provision for an under-counter washing machine/tumble dryer. Access to the concealed 'BAXI' combination boiler. Double panel radiator, extractor fan, recessed ceiling spotlights, heat alarm and a uPVC double glazed window to the front elevation. The kitchen space FLOWS THROUGH TO THE LOVELY OPEN-PLAN LIVING/DINING SPACE. Max measurements provided.

## OPEN-PLAN LIVING/ DINING SPACE:

16'2 x 12'9 (4.93m x 3.89m)

Cleverly free-flowing from the kitchen area. Enhanced by an overall TRIPLE-ASPECT OPEN-PLAN SPACE. Providing continuation of the LVT flooring. Enjoying extensive living and dining space. Hosting a double panel radiator, fitted under-stairs storage cupboard, a ceiling light fitting within the dining space and recessed ceiling spotlights in the living area. uPVC double glazed window to the right side elevation. Two large Velux roof-lights to the rear elevation. uPVC double glazed French doors open out onto a delightful paved seating area, within the SOUTH-FACING GARDEN.

## FIRST FLOOR LANDING:

10'8 x 2'10 (3.25m x 0.86m)

Providing carpeted flooring, an open-spindle balustrade with oak hand-rail, a double panel radiator, ceiling light fitting, access into the upper hall, family bathroom and two of the three bedrooms.

## BEDROOM TWO:

13'1 x 9'6 (3.99m x 2.90m)

A WELL-APPOINTED DOUBLE BEDROOM. Located at the rear of the house. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation. overlooking the lovely SOUTH FACING rear garden. Max measurements provided.

## BEDROOM THREE:

9'5 x 6'3 (2.87m x 1.91m)

A well-appointed bedroom. Located at the front of the house. Currently utilised as lovely nursery. Providing carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation.

## FAMILY BATHROOM:

6'4 x 6'3 (1.93m x 1.91m)

Of attractive modern design. Providing tiled flooring. A panelled bath with chrome mixer tap, mains shower facility, floor to ceiling wall tiled splash backs, wall mounted clear glass shower screen and inset glass shelving. Low-level W.C with integrated push button flush and a white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted and floating vanity drawer storage unit. Large chrome heated towel rail. Recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the side elevation.







**UPPER HALL/LANDING:** 6'5 x 3'7 (1.96m x 1.09m)  
With carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation. Carpeted stairs rise to the second floor. Hosting the substantial master bedroom suite.

**MASTER BEDROOM:** 23'8 x 13'0 (7.21m x 3.96m )  
A MAGNIFICENT AND GENEROUS DOUBLE BEDROOM. Providing carpeted flooring with an open-spindle balustrade and oak handrail. Two ceiling light fittings, a smoke alarm, PIV air exchange ventilation system, loft hatch access point, wall mounted central heating control panel, a double panel radiator and suitable dressing area. Four Velux roof lights to the front elevation. Access into the en-suite shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:** 6'8 x 6'8 (2.03m x 2.03m )  
Of STYLISH MODERN DESIGN. Providing tiled flooring. A fitted shower cubicle with mains shower facility and stylish grey wall tiled splash-backs. A low-level W.C, with integrated push button flushing. A white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitting floating vanity drawer storage unit. Medium height grey wall tiling. Chrome heated towel rail. Recessed ceiling spotlights and an extractor fan. Velux roof-light to the rear elevation.

**EXTERNALLY:**  
The property occupies a delightful residential position. Set back from the road. The front aspect provides a paved pathway leading to the entrance door with external up/ down light. The front garden is well-maintained, predominantly laid to lawn with established bushes. The right side aspect hosts a TARMAC MULTI-CAR TANDEM DRIVEWAY. Ensuring off-street parking for two vehicles. Access to the concealed gas/ electricity meters. A secure timber gate opens into the WELL-APPOINTED and fully enclosed SOUTH-FACING rear garden. A perfect external space for the whole family! Leaving much to your imagination to make your own! The garden is extensively laid to lawn, with a small paved patio, directly accessed from the French doors in the ground floor living area. There is an outside tap, double external power socket, 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: 1,028 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 'B'**

**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 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.

**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:**

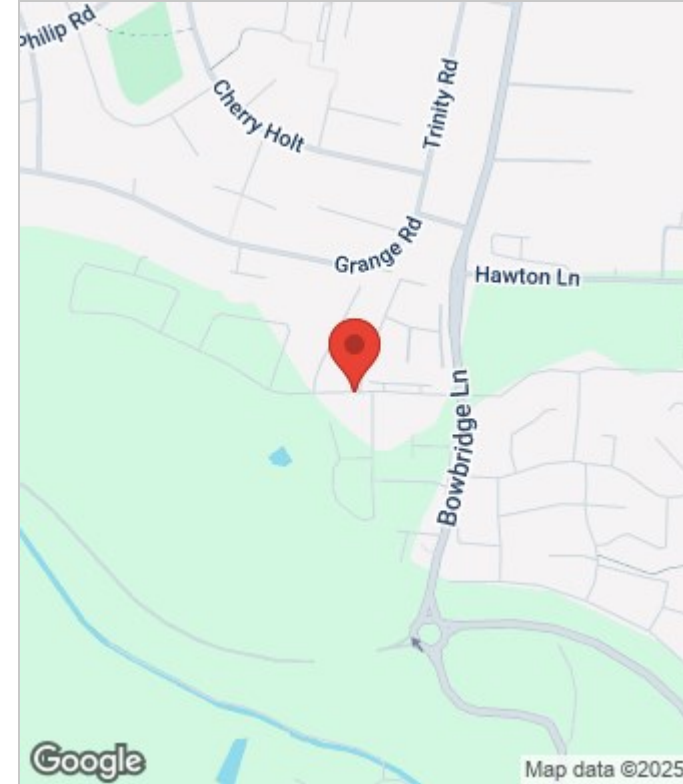
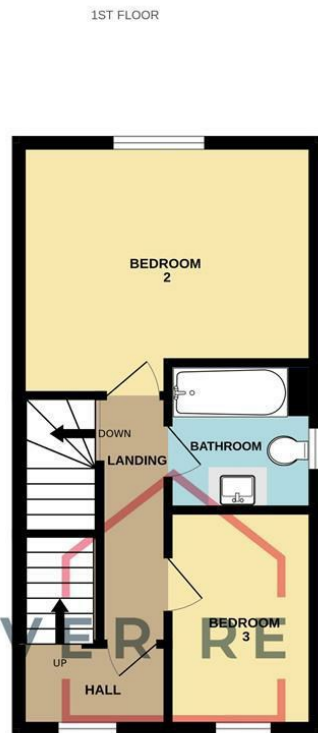
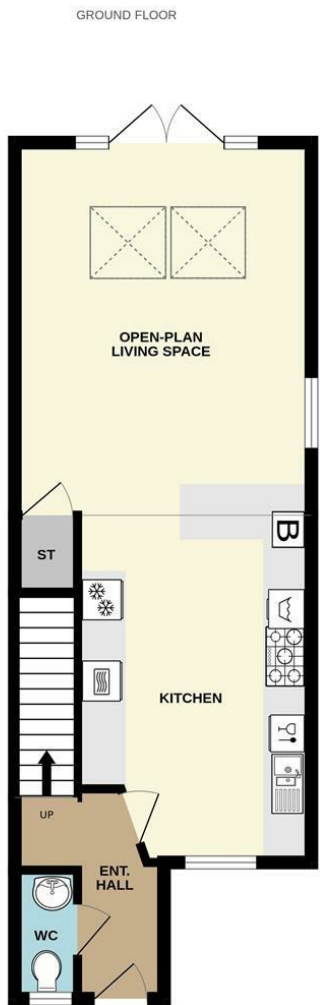
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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>85</b>	<b>96</b>
(81-91) <b>B</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 