



Oak Avenue, Farndon, Newark

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 OLIVER REILLY







# Oak Avenue, Farndon, Newark

- SUBSTANTIAL END TERRACE HOME
- SIGNIFICANTLY EXTENDED ACCOMMODATION
- TWO LARGE RECEPTIONS ROOMS & CONSERVATORY
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- MAGNIFICENT REAR GARDEN WITH UNSPOILED OUTLOOK
- THREE/FOUR DOUBLE BEDROOMS
- HIGHLY DESIRABLE VILLAGE WITH AMENITIES
- SUPERB DINING KITCHEN & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM
- EXCELLENT CONDITION. VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

## \*\*SUBSTANTIALLY EXTENDED\*\*

If you're wanting more living space. THIS.... is the PERFECT UP-SIZE!

Having been significantly enhanced by the current owners, we welcome you to Oak Avenue! A magnificent FAMILY SIZED HOME. Showcasing MUCH MORE THAN MEETS THE EYE. Enjoying a private position and a wonderful 0.12 of an acre plot, based at the head of a quiet residential cul-de-sac, in the heart of the EXTREMELY POPULAR and WELL SERVED village of Farndon. Closely set for ease of access onto the A46, A1 and to Newark Town Centre, whilst remaining perfect for idyllic walks along the river.

We're sure you'll be WOWED by the perfect proportions and VASTLY VERSATILE layout, which lends it self to suit a variety of uses.

The bright and airy internal layout comprises: Inviting entrance hall, a LARGE LIVING ROOM with feature fireplace and inset log burner, HUGE MULTI-FUNCTIONAL CONSERVATORY with a large double-panel radiator, open-plan to a modern dining kitchen, a separate utility room, GROUND FLOOR SHOWER ROOM and a FOURTH BEDROOM or secondary reception room.

The expansive first floor landing hosts a suitable study area, with a delightful unspoiled outlook behind. There is a STYLISH FOUR-PIECE FAMILY BATHROOM and THREE DOUBLE BEDROOMS. The fabulous master bedroom is enhanced by a walk-in dressing room and contemporary EN-SUITE SHOWER ROOM.

Externally, the MESMERIZING PLOT is a thing of beauty! Enjoying a range of secluded seating areas, provision for a hot tub and access to a DETACHED OUTBUILDING. Backing onto a local recreation ground. Ensuring a HIGH-DEGREE OF PRIVACY and a wonderful outlook, all year round! Communal parking is also available adjacent to the property, on a first come, first served basis.

Further benefits of this EXCELLENT FAMILY FAVOURITE include uPVC double glazing and gas fired central heating.

This CLASSY, MODERN AND STYLISH home holds all the key ingredients for a PERFECT LONG-TERM HOME! Set your sights... and book your viewing TODAY!



### ENTRANCE HALL:

Accessed via an obscure panelled front entrance door with obscure uPVC double glazed side panel. The delightfully inviting reception space provides grey carpeted flooring, stairs with open spindle balustrade and two handrails rising to the first floor. A ceiling light fitting, smoke alarm, large single panel radiator, wall mounted central heating control panel, access into the open-plan dining kitchen and large living room.

8'2 x 6'5 (2.49m x 1.96m)

### LARGE LIVING ROOM:

A generous reception room, with grey carpeted flooring, ornate coving, two ceiling roses with light fittings, a large low-level single panel radiator, TV connectivity point, carbon monoxide alarm and an eye-catching feature fireplace. Housing an inset log burner with raised slate hearth and decorative oak mantle above. Hardwood internal double doors open into the generous conservatory.

18'2 x 10'2 (5.54m x 3.10m)

### SPACIOUS FAMILY CONSERVATORY:

A superb MULTI-FUNCTIONAL SPACE. Of part brick and uPVC construction with a sloped poly-carbonate roof and ceramic tiled flooring. With a large double panel radiator, a range of double power sockets, three wall light fittings, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out to the lovely rear garden. Internal open-access through to the dining kitchen.

21'7 x 10'9 (6.58m x 3.28m)

### MODERN DINING KITCHEN:

A wonderful family sized space. Providing black ceramic tiled flooring. The complementary modern kitchen provides a vast range of fitted wall, drawer and base units with patterned laminate roll-top work surfaces over and black wall tiled splash-back's. Inset 1.5 bowl sink with chrome mixer tap and drainer. Provision for a freestanding cooker with stainless steel splash back and extractor hood above. Provision for an American-style fridge freezer and under counter dishwasher. Two fitted larger cupboards. Fitted breakfast bar with further under-counter base units and patterned laminate roll-top work surfaces over. Recessed ceiling spotlights, a double and single panel radiator. Access into the utility room. Max measurements provided.

18'10 x 14'5 (5.74m x 4.39m)

### UTILITY ROOM:

A modern and well-appointed functional space. Providing complementary wood-effect laminate flooring. A range of fitted base units with wood-effect flat edge work surfaces over. Under-counter plumbing/ provision for a washing machine and tumble dryer. Two ceiling light fittings, a smoke alarm and a double panel radiator. Obscure uPVC double glazed window to the front elevation, uPVC double glazed window to the side elevation. An obscure uPVC double glazed front external door gives access to the front and rear of the property. Internal access into the ground floor W.C and further reception room/ fourth bedroom. Max measurements provided.

10'1 x 8'4 (3.07m x 2.54m)

### GROUND FLOOR SHOWER ROOM:

Of stylish contemporary design. Providing grey ceramic tiled flooring, a low-level W.C with push-button flush, a white ceramic wash hand basin with chrome mixer tap and partial mosaic wall tiled splash-backs. Insert to fitted vanity storage unit with provision for an illuminated vanity cabinet/mirror above. Large fitted shower cubicle with electric shower facility, complementary floor to ceiling wall tiling and inset shelving. Recessed ceiling spotlights, shaver point, large slimline chrome heated towel rail, a uPVC double glazed window to the front elevation and a Velux roof light to the side elevation.

11'9 x 3'1 (3.58m x 0.94m)





**STYLISH FAMILY BATHROOM:** 13'4 x 5'6 (4.06m x 1.68m)  
Of eye-catching modern design. Providing ceramic tiled flooring. A ceramic tile panelled bath with central chrome mixer tap and medium height wall tiling behind. A low-level W.C with push-button flush, a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with wall tiled splash-backs behind. Provision for an illuminated vanity cabinet/mirror above. A fitted shower cubicle with mains shower facility, handheld shower-head, additional rainfall effect shower head, recessed shelving and floor to ceiling wall tiling. Chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation.

Max measurements provided.

**DETACHED WORKSHOP/STORE:** 9'3 x 9'2 (2.82m x 2.79m)  
Accessed via a wooden personal door. Equipped with power and lighting. Providing sufficient external storage space or scope to be used as a functional workshop.

**EXTERNALLY:**  
The property commands an enviable position within a quiet residential cul-de-sac. Standing on a MAGNIFICENT 0.12 OF AN ACRE PLOT. The front aspect provides a concrete pathway leading to the front entrance door with storm canopy above. The front garden is laid to lawn, with partial gravelled borders and a paved pathway to a secure timber gate, opening into the GENEROUS AND HIGHLY PRIVATE REAR GARDEN. Enjoying a captivating outlook over the local recreation ground! Having been beautifully maintained and predominantly laid to lawn, with a range of mature trees, partial gravelled borders with a range of established shrubs, a gravelled and raised paved seating area. Ensuring a variety of secluded positions to relax, whilst remaining family friendly, all year round. There is provision for a hot tub, an outside tap, external double power socket, access to a DETACHED WORKSHOP and log store. There are majority fenced boundaries and a part mature hedged right side boundary.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in 2019 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: 1,535 Square Ft.**  
Measurements are approximate and for guidance only.

**BEDROOM FOUR/FAMILY ROOM:** 14'10 x 9'6 (4.52m x 2.90m)  
An additional DUAL-ASPECT reception room. Lending itself for multi-purpose used as a POTENTIAL GROUND FLOOR FOURTH BEDROOM or additional reception room. Providing complementary would-effect laminate flooring, two ceiling light fittings, a double panel radiator, extensive double power sockets, uPVC double glazed window to the side elevation, a Velux roof light to the side elevation and uPVC double glazed French doors, opening out onto an Indian sandstone patio, set within the delightful and well-appointed private garden.

**FIRST FLOOR LANDING WITH STUDY AREA:** 19'3 x 7'10 (5.87m x 2.39m)  
A sizeable space providing grey carpeted flooring, two ceiling light fittings, a large loft hatch access point, double panel radiator, a fitted airing cupboard. Housing the modern 'IDEAL' gas fired boiler with shelving above. The landing lends itself as a suitable study space with uPVC double glazed window to the rear elevation, overlooking the rear garden and local recreation ground. Access into the fabulous family bathroom and THREE DOUBLE BEDROOMS. Max measurements provided.

**MASTER BEDROOM:** 11'6 x 10'2 (3.51m x 3.10m)  
A generous principle DOUBLE bedroom. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator, smoke alarm and a uPVC double glazed window to the rear elevation, overlooking the garden. Access into the en-suit and dressing room.

**DRESSING ROOM:** 6'4 x 4'8 (1.93m x 1.42m)  
With grey carpeted flooring, an extensive fitted open wardrobe with shelving and clothes hanging facilities. Ceiling light fitting, loft hatch access point, double panel radiator and an obscure uPVC double glazed window to the front elevation.

**EN-SUITE SHOWER ROOM:** 6'4 x 4'10 (1.93m x 1.47m)  
Of stylish contemporary design. Providing ceramic tiled flooring, a large shower cubicle with glass sliding door, mains shower facility, a handheld shower head and additional rainfall effect shower head above. With floor to ceiling wall tiling behind. Low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to be fitted vanity storage unit with wall tiled splash backs behind. Provision for an illuminated vanity cabinet/mirror above. Recessed ceiling spotlights, chrome heated towel rail, shaver point, extractor fan and an obscure uPVC double glazed window to the front elevation.

**BEDROOM TWO:** 12'3 x 10'2 (3.73m x 3.10m)  
A well-proportioned DOUBLE bedroom. Providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. Enjoying a lovely outlook over the local green.

**BEDROOM THREE:** 11'11 x 9'9 (3.63m x 2.97m)  
A lovely DOUBLE bedroom. Providing grey carpeted flooring, a ceiling light fitting, double panel radiator, extensive fitted wardrobe with shelving and clothes hanging facilities. uPVC double glazed window to the front elevation, overlooking the local green.









## GROUND FLOOR



1ST FLOOR



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

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

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C' (70)**

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: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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

