



Dunholme Avenue, Newark

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 OLIVER REILLY



Dunholme Avenue, Newark

- STUNNING SEMI-DETACHED HOME
- DESIRABLE TREE-LINED LOCATION
- GENEROUS LOUNGE & OPEN-PLAN DINING KITCHEN
- DETACHED GARAGE & DRIVEWAY
- EXCEPTIONAL QUALITY THROUGHOUT
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN & AMENITIES
- EXQUISITE FIRST FLOOR BATHROOM
- WELL-APPOINTED & BEAUTIFULLY LANDSCAPED GARDEN
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

SIMPLY SUBLIME...!

Words fail to replicate the magnitude of appreciation we have for this GORGEOUS SEMI-DETACHED HOME!

Occupying an enviable central position, on a popular tree-lined street. Close to a wide array of amenities and useful transport links. This BRIGHT & BEAUTIFUL CONTEMPORARY GEM is a huge credit to the existing owners. Who have extensively improved the property, both inside and out. Creating a magnificent family-sized home. Showcasing perfect proportions and an attractively sleek internal design.

The highly inviting internal layout comprises: Welcoming entrance hall, a generous lounge with inset log burner and double doors opening into a FABULOUS OPEN-PLAN DINING KITCHEN. Promising a FULL RANGE OF INTEGRATED APPLIANCES. LED plinth lighting, a separate study area and French doors opening out onto a large paved seating space. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a STUNNING FAMILY BATHROOM.

Externally, the property stands proud with a high-degree of kerb appeal. Greeted with a driveway to the front elevation. Secure timber gates open down to a DETACHED GARAGE, set within a well-appointed, fully enclosed and BEAUTIFULLY LANDSCAPED rear garden.

Further benefits of this impressive residence include uPVC double glazing throughout and gas fired central heating, via a NEWLY INSTALLED COMBINATION BOILER, within the last 7 months.

It really doesn't get better than this!.. Internal viewings come HIGHLY RECOMMENDED... The only thing that's missing... IS YOU!

Offers in excess of £235,000



ENTRANCE HALL:	13'3 x 5'10 (4.04m x 1.78m)
LOUNGE:	13'3 x 10'7 (4.04m x 3.23m)
OPEN-PLAN DINING KITCHEN:	16'8 x 13'3 (5.08m x 4.04m)
FIRST FLOOR LANDING:	13'1 x 3'6 (3.99m x 1.07m)
MASTER BEDROOM:	13'3 x 9'6 (4.04m x 2.90m)
BEDROOM TWO:	10'2 x 9'8 (3.10m x 2.95m)
BEDROOM THREE:	13'3 x 6'7 (4.04m x 2.01m)
CONTEMPORARY FAMILY BATHROOM:	9'2 x 6'1 (2.79m x 1.85m)

DETACHED SINGLE GARAGE:

Of part brick and timber construction. Accessed via double doors. Providing an excellent external storage space/ scope to be used as a workshop.

EXTERNALLY:

The property commands a high-degree of kerb appeal. The front aspect is greeted with dropped kerb vehicular access onto a gravelled driveway. Ensuring comfortable off-street parking options. A block paved pathway leads to the front entrance door with two external up/ down lights. There is a double external power socket, established bush, low-level fenced side boundaries and a walled front boundary. Secure timber double gates open onto an additional concrete driveway, leading down to the DETACHED SINGLE GARAGE. There is also access to the concealed gas and electricity meters and outside tap. The BEAUTIFULLY LANDSCAPED rear garden is a huge complement to the property. Showcasing an extensive paved outdoor entertainment area, directly accessed from the French doors in the dining kitchen. The garden is of general low maintenance and predominantly laid to lawn with partial raised plant beds. There are two external lights, fully fenced side and rear boundaries.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern boiler installed in December 2024 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: 850 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: 'C' (69)

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-on-Trent (approx. 1.5 miles away). The property is positioned on a sought after street, with excellent access over to the popular Sconce & Devon Park with lots of greenery to enjoy. 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:

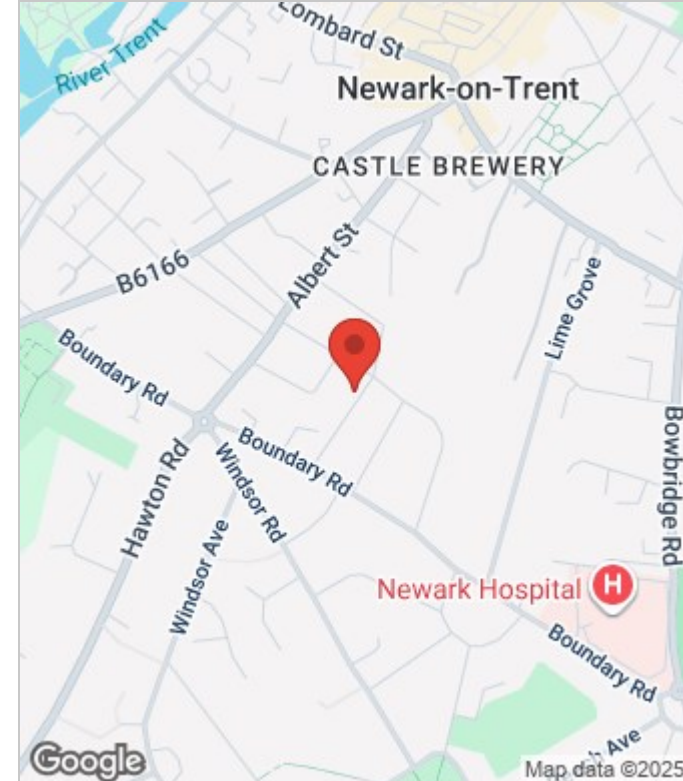
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

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