



The Ropewalk, Newark

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OLIVER REILLY







# The Ropewalk, Newark

- STUNNING SEMI-DETACHED HOME
- PERFECTLY SITUATED CLOSE TO TOWN CENTRE
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- EXCEPTIONAL CONDITION THROUGHOUT!
- LOVELY PRIVATE ENCLOSED GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM
- FABULOUS MODERN BATHROOM
- DETACHED GARAGE & DRIVEWAY
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

WOW! WOW! WOW!.. WHAT A GREAT PLACE TO CALL HOME..!

Say HELLO to this SUPERB SEMI-DETACHED HOME. Occupying a HUGEY SOUGHT-AFTER POSITION within a quiet yet WONDERFULLY CONVENIENT residential cul-de-sac, a stones throw away from the Town Centre. Ensuring ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham.

This BRIGHT & BEAUTIFUL home has undergone a SIGNIFICANT ENHANCEMENT by the current owners. Creating a SYMPATHETICALLY STUNNING CONTEMPORARY DESIGN, which simply MUST BE VIEWED... In order to be fully appreciated!

This attractive home showcases a DECEPTIVELY SPACIOUS internal layout, presented to the highest of standards, comprising: Inviting entrance hall, a large living room, with open archway through to a MARVELLOUS OPEN-PLAN DINING KITCHEN. Providing a full range of integrated appliances. There is a small single storey extension, which enhances the ground floor living space, with FRENCH DOORS opening out to a delightfully private garden.

The eye-catching first floor landing hosts a FABULOUS MODERN BATHROOM and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property is greeted with a large front driveway, with double gates opening into an additional driveway space, leading down to a DETACHED SINGLE GARAGE.

The appealing yet well-appointed rear garden is of general low-maintenance and retains a vast level of privacy, all year round.

Further benefits of this SLEEK & STYLISH residence include uPVC double glazing and gas fired central heating.

Prepare to FALL IN LOVE with the elegant design, free-flowing layout and perfectly positioned location of this all-round FAMILY FAVOURITE. Do not delay... Book your viewing TODAY..!



Asking Price: £190,000



ENTRANCE HALL:	5'10 x 3'5 (1.78m x 1.04m)
LARGE LIVING ROOM:	12'10 x 12'2 (3.91m x 3.71m)
Max measurements provided.	
DINING ROOM:	10'2 x 7'9 (3.10m x 2.36m)
OPEN-PLAN KITCHEN:	9'11 x 6'10 (3.02m x 2.08m)
EXTENDED LIVING AREA:	8'6 x 4'10 (2.59m x 1.47m)
FIRST FLOOR LANDING:	10'5 x 6'1 (3.18m x 1.85m)
MASTER BEDROOM:	14'5 x 9'3 (4.39m x 2.82m)
Max measurements provided.	
BEDROOM TWO:	10'2 x 9'3 (3.10m x 2.82m)
BEDROOM THREE:	6'9 x 5'10 (2.06m x 1.78m)
STYLISH MODERN BATHROOM:	6'9 x 5'10 (2.06m x 1.78m)
DETACHED SINGLE GARAGE:	16'6 x 9'0 (5.03m x 2.74m)
Of brick built construction with a flat felt roof. Accessed via a manual up/ over door. Providing excellent external storage space.	





#### EXTERNALLY:

The property enjoys a delightful position in a quiet yet sought-after residential location, close to the Town Centre. The front aspect provides dropped kerb vehciaulr access onto a concrete driveway. A paved pathway leads to the front entrance door with storm canopy above. The attractive and low-maintenance front garden is extensively gravelled with mature hedges and an open front boundary. Secure wooden double gates open onto an ADDITIONAL DRIVEWAY SPACE. Leading down to a DETACHED SINGLE GARAGE. This also leads to the beautifully maintained and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a large block paved seating area. The garden enjoy s a HIGH-DEGREE OR PRIVACY with a tree-lined outlook behind. There is an outside tap, three external lights, 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: 740 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: 'bbc'- On Order

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 central residential location, within close proximity and walking distance into the Town Centre. 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.





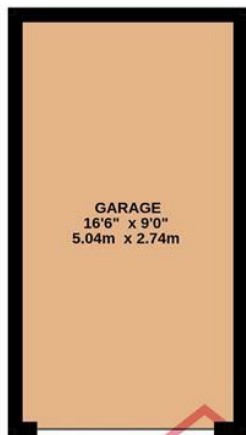




GROUND FLOOR



1ST FLOOR



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## 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>		
(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	