



Park Crescent, Newark

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OLIVER REILLY









# Park Crescent, Newark

- CONTEMPORARY SEMI-DETACHED HOME
- QUIET & CENTRAL LOCATION! CLOSE TO AMENITIES
- GF W.C, UTILITY ROOM & SUBLIME BESPOKE KITCHEN
- ATTRACTIVE MODERN INTERIOR
- GATED DRIVEWAY & DETACHED GARAGE
- THREE WELL-PROPORTIONED BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- STYLISH RE-FITTED BATHROOM & SEPARATE W.C
- WELL-APPOINTED PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

SEAMLESS, SYMPATHETIC & SIMPLY STUNNING...!

Those are just a few words we can use to describe this magnificent semi-detached residence. Having been thoughtfully brought back to life by the existing owners, to create an emphatic family-sized home, oozing CLASS AND QUALITY from the moment you step inside.

This attractive and substantial home is pleasantly positioned in a quiet yet central location. Basting ease of access onto the A46 and A1 whilst remaining within walking distance to Newark Town Centre and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION Via Newark North Gate.

This substantial home retains a high-degree of personality and original character. Tastefully combined with an eye-catching contemporary charm. The expansive and superbly flexible internal layout comprises: Inviting entrance hall, a sizeable dining room with OPEN-ARCHWAY leading into a lovely BAY-FRONTED LOUNGE with feature fireplace and fitted storage cupboard. The SHOW STOPPER downstairs has to be the FABULOUS BESPOKE & HANDMADE KITCHEN with access into a separate utility room and a ground floor W.C.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS, a modern first floor W.C and separate yet equally STYLISH FAMILY BATHROOM.

Externally, the property boasts an ENVIABLE SIZED PLOT. The front aspect is greeted via a DOUBLE GATED DRIVEWAY. Leading down to a DETACHED SINGLE GARAGE. The wonderfully sized and well-maintained rear garden is a delightful family-sized escape. Benefitting from an extensive paved seating area, directly from the French doors in the dining room and ample scope for you to inject you own personality.

Further benefits of this IMPECCABLY IMPRESSIVE home include majority uPVC double glazing and gas central heating.

YOUR NEXT CHAPTER AWAITS... Inside this wonderful MOVE IN READY residence. STEP INSIDE... and appreciate the effort and expertise that have turned this house into an amazing home!

Marketed with \*\*NO ONWARD CHAIN!\*



Guide Price £220,000



ENTRANCE HALL:	7'9 x 5'10 (2.36m x 1.78m)
DINING ROOM:	14'4 x 10'10 (4.37m x 3.30m)
BAY-FRONTED LOUNGE:	11'5 x 10'10 (3.48m x 3.30m)
Max measurements provided into bay-window.	
BESPOKE MODERN KITCHEN:	10'9 x 7'9 (3.28m x 2.36m)
GROUND FLOOR W.C:	7'4" x 5'6 (2.24m x 1.68m)
UTILITY ROOM:	7'5 x 5'6 (2.26m x 1.68m)
FIRST FLOOR LANDING:	14'6 x 2'10 (4.42m x 0.86m)
MASTER BEDROOM:	11'2 x 10'10 (3.40m x 3.30m)
Max measurements provided.	
BEDROOM TWO:	10'10 x 9'10 (3.30m x 3.00m)
BEDROOM THREE:	7'10 x 7'7 (2.39m x 2.31m)
FIRST FLOOR W.C:	7'10 x 2'7 (2.39m x 0.79m)
CONTEMPORARY FAMILY BATHROOM:	7'9 x 5'0 (2.36m x 1.52m)
DETACHED SINGLE GARAGE:	16'0 x 8'1 (4.88m x 2.46m)
Currently being refurbished and imminently due to be completed. The garage will have timber cladding to the side/ rear elevations and a newly pitched roof. Accessed via wooden double garage doors. Equipped with power and lighting.	

**EXTERNALLY:**

The property stands proud in a desirable and convenient residential location on a generous plot. The front aspect provides dropped kerb vehicular access onto a double wooden gated concrete driveway. Providing AMPLE OFF-STREET PARKING leading down the the detached garage, with an outside light and cold water tap. There is a fenced left side boundary, a low-level hedged right side boundary and a low-level walled front boundary. A secure timber left side access gate leads into the well-appointed rear garden. There is an extensive paved patio, directly from the French doors in the dining room with a double external power socket. The garden is laid to lawn with a small variety of established bushes. There is paved hard-standing for a garden shed along with fully fenced side and rear boundaries.



**Approximate Size: 887 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'GLOW-WORM' combination boiler and uPVC double glazing throughout. Excluding the two windows and door in the utility room.

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.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (63)**

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 A1 and A46. 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.



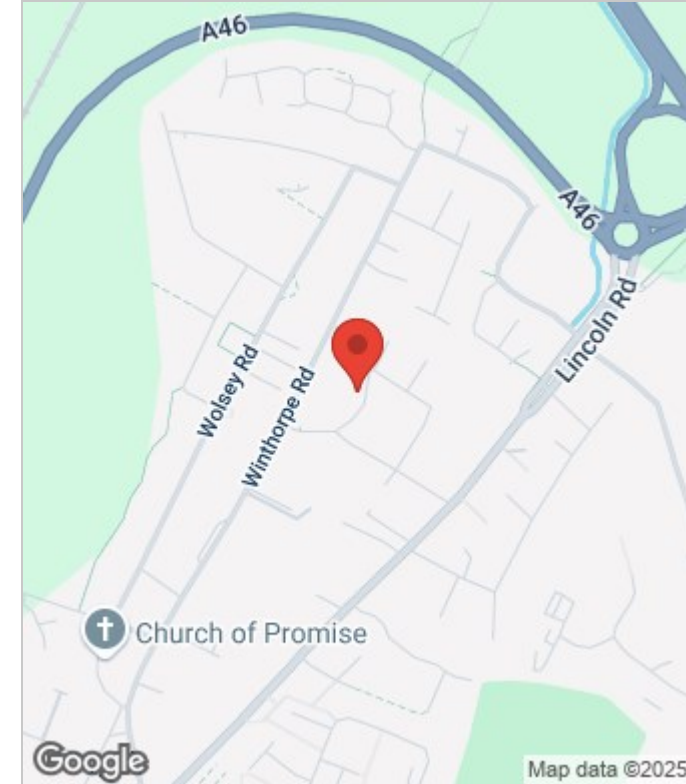




GROUND FLOOR



1ST FLOOR



### 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>		<b>78</b>
(55-68) <b>D</b>	<b>63</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

