



Bluebell Drive, Middlebeck, Newark

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 OLIVER REILLY



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- WONDERFUL DETACHED EXECUTIVE HOME
- CAPTIVATING CORNER PLOT SETTING
- GENEROUS DUAL-ASPECT LOUNGE
- BEAUTIFULLY LANDSCAPED FRONT, SIDE & REAR GARDENS
- CONVERTED GARAGE WITH HOME OFFICE/ BEDROOM POTENTIAL
- THREE/FOUR BEDROOMS
- FABULOUS OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C. FIRST BATHROOM (FOUR-PIECE) & EN-SUITE
- DETACHED GARAGE STORE & SUBSTANTIAL MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (84)

Guide Price: £325,000 - £350,000. HELLO NEW HOME.!

Set your eyes on this gorgeous executive detached residence! STANDING BEAUTIFULLY on arguably one of the largest plots within a fabulous modern-day development. Constructed within the last 3 years, this EYE-CATCHING HOME is IMPECCABLY PRESENTED and AS GOOD AS NEW!

Promising CLASS AND QUALITY in abundance! This magnificent home is full of style, creating a wealth of warmth from the moment you step inside. This Impressive CONTEMPORARY CRACKER is perfectly situated for ease of access onto the A1, A46, to Newark Town Centre and Balderton. Offering excellent amenities and popular schools!

Not only is this beautiful home full of PRIDE AND PERSONALITY it oozes natural light, with a BRIGHT AND AIRY internal design, comprising: Inviting entrance hall, a ground floor W.C, large DUAL-ASPECT lounge and a STUNNING OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Holding a real WOW-FACTOR! A range of integrated modern appliances, complementary side bay and Velux roof-lights. Flooding the room with light!

The first floor enjoys THREE BEDROOMS. Two of which boast EXTENSIVE FITTED WARDROBES, a marvellous FOUR-PIECE BATHROOM and an equally luxurious EN-SUITE SHOWER ROOM.

Externally, you simply can't not FALL IN LOVE with the amazing 0.14 of an acre plot! The front aspect holds a large landscaped front garden, with AMPLE OFF-STREET PARKING. Access down to a garage store. The BEAUTIFUL wall enclosed rear garden has been expertly designed and emulates a charming personality, matched with inside. Enjoying a variety of secluded seating areas and access into a CONVERTED HOME OFFICE. Holding great MULTI-PURPOSES POTENTIAL, with flooring, power, lighting, Velux roof lights and French doors. This could also lend itself as a suitable annexe bedroom. Perfect for any growing family!

Further benefits include uPVC double glazing, gas central heating, a high energy efficiency rating (EPC: B) and NHBC warranty. Internal viewings are ESSENTIAL!

Guide Price £325,000 - £350,000



ENTRANCE HALL:	12'4 x 3'0 (3.76m x 0.91m)
GROUND FLOOR W.C:	5'7 x 2'8 (1.70m x 0.81m)
BAY-FRONTED LOUNGE: Max measurements provided. Into bay-window.	16'9 x 9'7 (5.11m x 2.92m)
STUNNING DINING KITCHEN SPACE:	12'9 x 10'6 (3.89m x 3.20m)
OPEN-PLAN LIVING/ DINING AREA: Max measurements provided. Into bay-window.	12'9 x 12'5 (3.89m x 3.78m)
FIRST FLOOR LANDING: Max measurements provided. Into bay-window.	10'1 x 3'9 (3.07m x 1.14m)
MASTER BEDROOM: Hosting two sets of FITTED WARDROBES. Max measurements provided. Into bay-window.	14'9 x 9'7 (4.50m x 2.92m)
EN-SUITE SHOWER ROOM:	9'7 x 3'5 (2.92m x 1.04m)
BEDROOM TWO: Hosting fitted wardrobes.	10'1 x 8'5 (3.07m x 2.57m)
BEDROOM THREE:	7'8 x 6'6 (2.34m x 1.98m)
FOUR-PIECE FAMILY BATHROOM:	8'10 x 6'5 (2.69m x 1.96m)
SINGLE GARAGE STORE: Of brick built construction. Accessed via a manual up/ over garage door. Providing sufficient external storage space.	
CONVERTED GARAGE HOME OFFICE/ HOBBIES ROOM: Of brick built construction with a pitched tiled roof. Accessed via uPVC French doors to the rear elevation. Providing wood-effect vinyl flooring. Equipped with power and lighting. Recessed ceiling spotlights, exposed feature brickwork, an electric heater and two Velux roof-lights. Showcasing great scope to be used for a variety of uses, including an annexe bedroom. Perfect for multi-generational living.	14'9 x 8'6 (4.50m x 2.59m)



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.

EXTERNALLY:

The property commands a superb CORNER PLOT POSITION. In a highly regarded and newly established residential location. The house stands on a magnificent 0.12 of an acre plot. The front aspect offers an EXTENSIVE TARMAC DRIVEWAY. Suitable for a variety of vehicles and access to the single garage store. The beautifully landscaped front garden is laid to lawn. Enjoying a wide variety of established plants and shrubs with wrought-iron fenced boundaries. A paved pathway leads to the front entrance door, with external wall light and storm canopy above. A secure timber side gate opens into a GENEROUS AND TASTEFULLY LANDSCAPED part walled rear garden. Extensively laid to lawn, with various paved seating areas. Basking in the privacy and tranquility of the lovely external space. There are a range of mature plants and shrubs, an outside tap, double external power socket and a paved pathway, leading to the French doors in the converted multi-functional garage space. There is a complementary high-level right sided and rear walled boundary and a part fenced left side boundary.

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: 1,161 Square Ft.

Measurements are approximate and for guidance only. This includes the detached garage & multi-functional space.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

Tenure: Freehold.

Sold with vacant possession on completion.

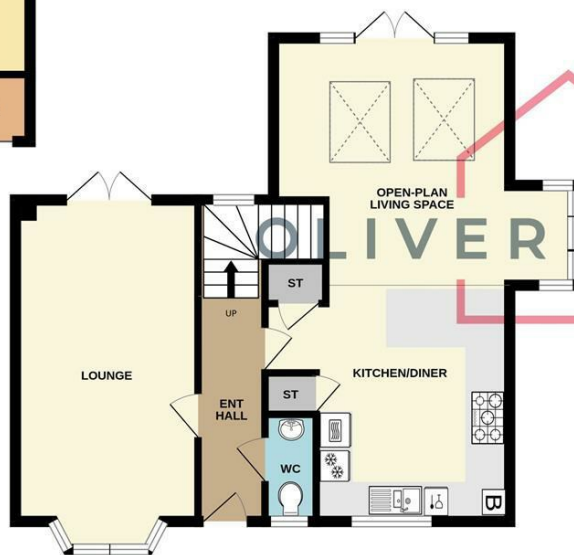
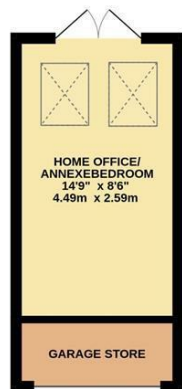
EPC: Energy Performance Rating: 'B' (84)

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.

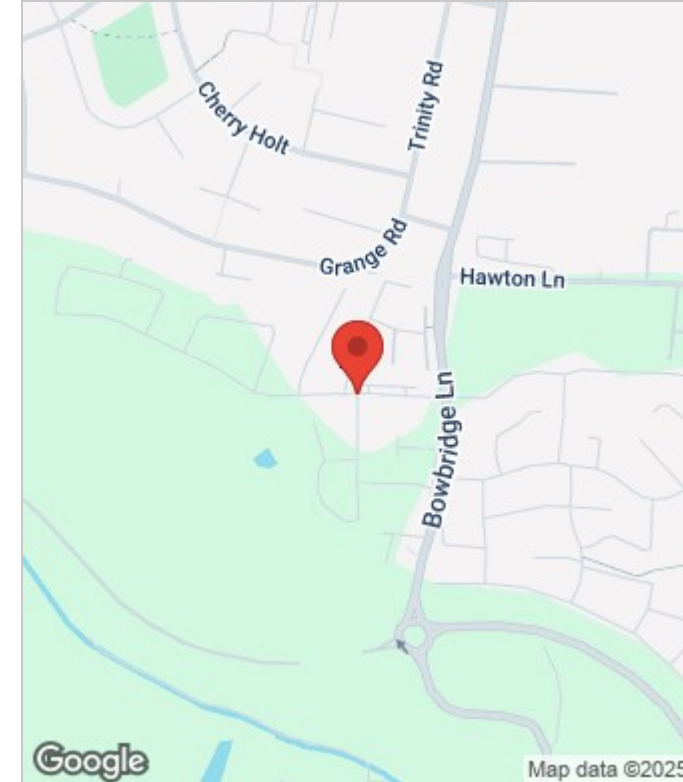




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	