



Eton Avenue, Newark

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 OLIVER REILLY







# Eton Avenue, Newark

- EXTENDED SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES!
- GENEROUS BREAKFAST KITCHEN
- WELL-APPOINTED SOUTH-WEST FACING GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE EXCELLENT SIZED BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GF W.C & FIRST FLOOR BATHROOM
- SIZEABLE MULTI-VEHICLE DRIVEWAY
- HIGHLY ADAPTABLE LAYOUT! Tenure: Freehold. EPC 'D'

## SO MUCH SPACE...!

Take a look at this large and lovely semi-detached home. Occupying a desirable central position, close to a range of amenities and transport links. Only moments away from Newark Town Centre. This generous family-sized home has been SIGNIFICANTLY EXTENDED to the ground floor, to enhance the already copious internal design. Maximising the living flexibility, for a variety of uses. Not only does it have good proportions but promotes exciting SCOPE both inside and out! The spacious yet FREE-FLOWING internal accommodation comprises: Entrance hall, a large lounge, OPEN-PLAN through to a study area, separate dining room, ground floor WC and a LARGE 20FT BREAKFAST KITCHEN. The first floor occupies THREE EXCELLENT SIZED BEDROOMS and a three-piece family bathroom. Externally, the house stands on a magnificent plot. Promoting POTENTIAL IN ABUNDANCE! The front aspect is greeted with an EXTENSIVE MULTI-VEHICLE DRIVEWAY. The well-appointed rear garden provides much to your imagination. Ready and waiting for you to make your own mark! Already enjoying a large paved seating area and an additional slate shingled seating space, with pergola above. Further benefits of this sizeable semi include uPVC double glazing and gas central heating. DON'T MISS OUT!... This highly regarded residence will make a fine home for any growing family who is in search of that all important extra space!



<b>ENTRANCE HALL:</b> Max measurements provided.	8'8 x 8'7 (2.64m x 2.62m)
<b>LARGE LOUNGE:</b>	14'3 x 11'10 (4.34m x 3.61m)
<b>OPEN-PLAN STUDY AREA:</b>	9'2 x 8'3 (2.79m x 2.51m)
<b>DINING ROOM:</b>	8'9 x 7'8 (2.67m x 2.34m)
<b>GROUND FLOOR W.C:</b>	4'6 x 2'10 (1.37m x 0.86m)
<b>GENEROUS BREAKFAST KITCHEN:</b> Max measurements provided.	20'7 x 11'4 (6.27m x 3.45m)
<b>FIRST FLOOR LANDING:</b>	8'4 x 2'9 (2.54m x 0.84m)
<b>MASTER BEDROOM:</b>	14'2 x 11'10 (4.32m x 3.61m)
<b>BEDROOM TWO:</b>	11'10 x 9'5 (3.61m x 2.87m)
<b>BEDROOM THREE:</b> Max measurements provided.	8'7 x 8'7 (2.62m x 2.62m)
<b>FAMILY BATHROOM:</b>	7'6 x 5'6 (2.29m x 1.68m)

**EXTERNALLY:**  
The property is positioned in a desirable residential area, close to amenities, main roads and the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto an extensive part tarmac and part gravelled MULTI-VEHICLE DRIVEWAY. Ensuring AMPLE off-street parking. This leads up to the front entrance door. There is a hedged front and right side boundary. A low-level walled left side boundary. A secure wooden left sided double gate opens to a concrete pathway leading to the WELL-APPOINTED, SOUTH-WEST FACING and FULLY ENCLOSED rear garden. Hosting a large paved patio, directly from the French doors in the kitchen. There is a further slate shingled seating area with timber framed pergola, accessed from the French doors in the separate dining room. The garden is predominately laid to lawn, occupied with a variety of mature bushes and a Japanese Maple tree. There is provision for a garden shed and greenhouse. Fenced side boundaries and part fenced/ conifer hedged rear 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: 1,020 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 'A'

#### EPC: Energy Performance Rating: 'D' (66)

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, 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 marketplace 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.





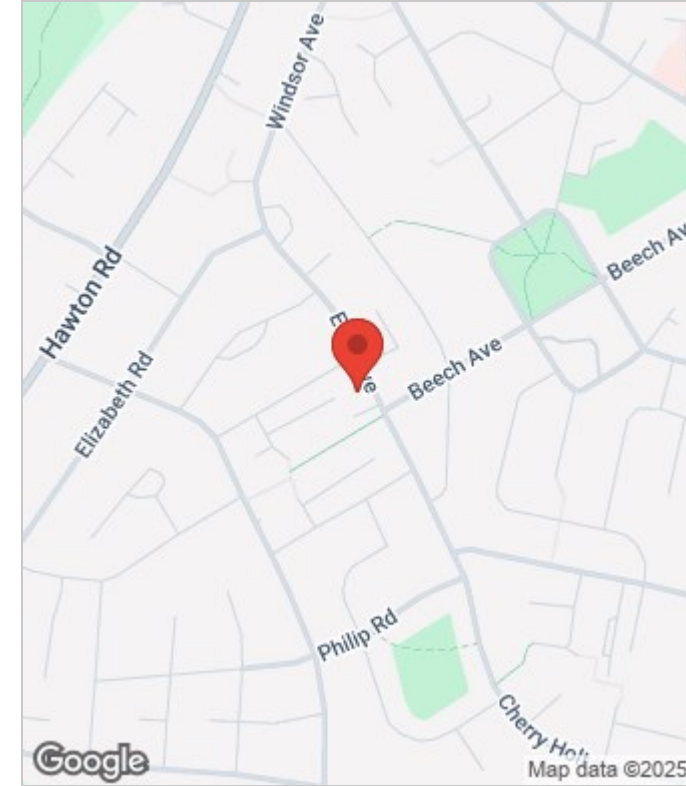




GROUND FLOOR



1ST FLOOR



### 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>80</b>
(55-68) <b>D</b>	<b>66</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	