



Hounsfield Close, Newark

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OLIVER REILLY



Hounsfield Close, Newark

- SIGNIFICANTLY EXTENDED SEMI-DETACHED HOME
- POPULAR LOCATION! EASE OF ACCESS ONTO A1/A46
- MODERN KITCHEN, UTILITY & FIRST FLOOR BATHROOM
- LARGE ENCLOSED REAR GARDEN WITH DETACHED STORE
- CLOSE TO TOWN CENTRE & AMENITIES
- TWO/THREE DOUBLE BEDROOMS
- TWO/ THREE LARGE RECEPTION ROOMS
- SUBSTANTIAL DRIVEWAY WITH SCOPE FOR GARAGING (STPP)
- SUPERB SCOPE & ADAPTABLE INTERNAL ACCOMODATION
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £200,000-£210,000. *MUCH MORE THAN MEETS THE EYE..!*

Do NOT be deceived..! This SIGNIFICANTLY EXTENDED and thoughtfully adapted semi-detached home offers a VERY VERSATILE LAYOUT. Perfect for you to grow into and make your own!

The property commands an amazing corner plot position, set in a highly regarded residential area, close to Newark Town Centre, an array of amenities and transport links. Boasting ease of access onto the A1, A46 and A17.

Despite the considerable changes from the original house design, the property offers SO MUCH POTENTIAL! Both inside and out. Leaving much to your imagination to MAKE YOUR OWN MARK!

The generous, yet free-flowing internal design comprises: Entrance hall, sizeable living room with open access into a separate dining room, a utility room. STYLISH MODERN KITCHEN and a LARGE 16FT DUAL-ASPECT reception room. Which also lends itself as a suitable (ground floor) third bedroom.

The first floor provides TWO DOUBLE BEDROOMS and a contemporary three-piece bathroom.

Externally, you're greeted with an EXTENSIVE GRAVELLED DRIVEWAY. Hosting suitable space for a range of vehicles and scope for detached garaging. Subject to relevant approvals. There is a delightful outlook over the lovely and well-tended communal green. The well-appointed, highly private and fully enclosed triangulated rear garden leaves much to your imagination, with ample space for further extensions/ additions. Subject to planning approvals. Leaving you plenty of space to adapt to suit your needs.

Further benefits of this interesting and individual home include uPVC double glazing throughout and gas fired central heating.

SET YOUR SIGHTS... On this HOME TO APPRECIATE! Showcasing great living flexibility, combined with an envious corner plot position and array of potential!

Guide Price £200,000 - £210,000



ENTRANCE HALL:	4'8 x 3'4 (1.42m x 1.02m)
LARGE LIVING ROOM:	17'2 x 12'1 (5.23m x 3.68m)
KITCHEN:	12'1 x 6'10 (3.68m x 2.08m)
DINING ROOM:	8'3 x 8'1 (2.51m x 2.46m)
UTILITY ROOM:	8'1 x 7'1 (2.46m x 2.16m)
GROUND FLOOR BEDROOM (3)/ RECEPTION ROOM:	16'3 x 9'5 (4.95m x 2.87m)
FIRST FLOOR LANDING:	5'9 x 3'1 (1.75m x 0.94m)
MASTER BEDROOM:	12'1 x 8'9 (3.68m x 2.67m)
BEDROOM TWO:	12'1 x 7'1 (3.68m x 2.16m)
MODERN FIRST FLOOR BATHROOM:	8'8 x 5'5 (2.64m x 1.65m)

DETACHED OUTSIDE STORE:

Of concrete construction. Accessed via a mental external door. Equipped with power and a uPVC double glazed window to the front elevation. Hosting sufficient external storage space.

EXTERNALLY:

The property is pleasantly positioned in a desirable and central cul-de-sac. Close to amenities and main road links. The front aspect is initially greeted via a shared gravelled driveway. This leads to the property itself, which amounts to an EXTENSIVE DRIVEWAY. Suitable for a variety of vehicles. There is sufficient space for detached garaging to be built. Subject to relevant approvals. There is a lovely outlook over the local community green. A small paved pathway leads to the front entrance door, with two metal grab rails. There are fenced front and side boundaries. A wooden side gate opens into the copious and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a variety of bushes and shrubs. There is a large oval paved seating area, with gravelled borders and additional and equally sizeable paved patio, which also holds access down to a detached concrete outbuilding/ store. There are a variety of outside lights and access to the concealed gas/ electricity meters. There are fully fenced side and rear boundaries. The external space leaves MUCH TO THE IMAGINATION and boasts PURE POTENTIAL for a variety of uses!





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: 862 Square Ft.
Measurements are approximate and for guidance only.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

Tenure: Freehold.
Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'D' (67)
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. The property is located close to a regular bus route, with a convenience store in close proximity, located off Blatherwick Road. The neighboring village of Coddington also has two popular public houses and restaurants. The property also falls into the catchment for the highly popular Coddington C of E Primary school. 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.

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.

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.





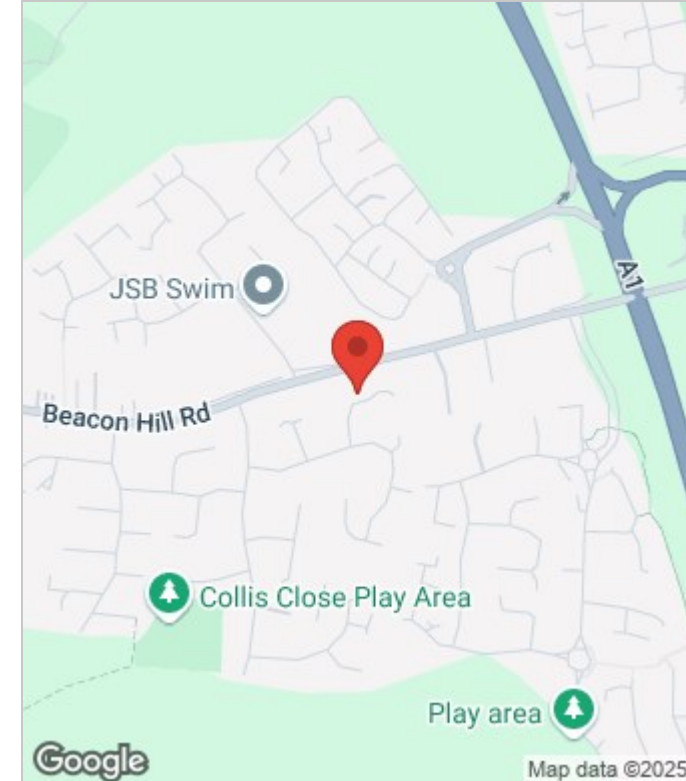
GROUND FLOOR



FIRST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	