



The Ivies, Farndon Road, Newark

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 OLIVER REILLY



The Ivies, Farndon Road, Newark

- LOVELY MODERN DETACHED HOME
- CENTRAL & DESIRABLE CUL-DE-SAC
- GF W.C & UTILITY ROOM
- PARTIALLY ADAPTED INTEGRAL GARAGE
- EASE OF ACCESS TO MAIN ROAD LINKS & TOWN CENTRE
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- TWO RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR BATHROOM & STYLISH EN-SUITE
- BEAUTIFULLY MAINTAINED GARDENS & MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

YOUR NEXT MOVE AWAITS!... This attractive and well-kept FORMER FOUR BEDROOM detached family home seriously needs to be seen to appreciate its beauty! With a modernised interior and a well-planned layout, this property is perfect for anyone wanting a move-in ready home situated in a hugely convenient location. Ensuring ease of access onto the A46, A1 and Newark Town Centre. Whilst also boasting a quiet cul-de-sac position and an instant walk along the banks of the River Trent.

This delightful residence has been BEAUTIFULLY MAINTAINED and tastefully enhanced with the addition of NEW uPVC double glazing throughout, installed within the last 12 months and a range of bespoke fitted shutters, which really enhance the charm and feel of the house.

The property boasts a DECEPTIVELY SPACIOUS internal layout, spanning in EXCESS of 1,300 square/ft, comprising: Inviting entrance hall, a ground floor W.C, integral multi-purpose store room, a generous BAY-FRONTED LOUNGE, fitted kitchen, separate utility room, dining room and a lovely conservatory, overlooking the private garden.

The first floor landing hosts a family bathroom and THREE DOUBLE BEDROOMS. Two of which are enhanced by FITTED WARDROBES. The copious master bedroom enjoys a STYLISH EN-SUITE SHOWER ROOM and a large WALK-IN DRESSING ROOM (formerly the fourth bedroom). Equipped with extensive fitted wardrobes.

Externally, the property is captivated by its pleasant residential position. The front aspect is greeted with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side parking, with access into an integral garage store. The well-tended, manageable and delightfully private garden is a joy to behold. Boasting a wonderful external escape!

Further benefits of this PERFECT PLACE TO CALL HOME include modern uPVC double glazing throughout and gas central heating, via a combination boiler, installed within the last 5 years.

This remarkable residence is THE ONE YOU'VE BEEN WAITING FOR! Step inside for a full sense of appreciation!



Guide Price £290,000



ENTRANCE HALL: Max measurements provided.	13'4 x 3'3 (4.06m x 0.99m)
GROUND FLOOR W.C: Max measurements provided.	6'3 x 5'8 (1.91m x 1.73m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	16'5 x 10'3 (5.00m x 3.12m)
KITCHEN: Max measurements provided.	11'7 x 9'3 (3.53m x 2.82m)
UTILITY ROOM:	9'3 x 3'10 (2.82m x 1.17m)
DINING ROOM:	10'8 x 8'8 (3.25m x 2.64m)
LARGE CONSERVATORY:	15'4 x 9'6 (4.67m x 2.90m)
FIRST FLOOR LANDING: Max measurements provided.	11'5 x 8'7 (3.48m x 2.62m)
MASTER BEDROOM: Max measurements provided.	12'5 x 9'6 (3.78m x 2.90m)
EN-SUITE SHOWER ROOM: Max measurements provided.	9'5 x 5'6 (2.87m x 1.68m)
DRESSING ROOM/ BEDROOM FOUR: Formerly a fourth bedroom. Now equipped with extensive fitted wardrobes and a large vanity dressing area. Holding scope to be reverted back to a fourth bedroom, if required. Max measurements provided up to fitted wardrobes.	8'1 x 5'7 (2.46m x 1.70m)
BEDROOM TWO:	11'4 x 9'9 (3.45m x 2.97m)
BEDROOM THREE: Max measurements provided. Width reduces to 7'8 ft. (2.34m).	13'1 x 11'5 (3.99m x 3.48m)
FAMILY BATHROOM:	7'10 x 5'6 (2.39m x 1.68m)



PARTIALLY ADAPTED GARAGE SPACE: 8'4 x 6'5 (2.54m x 1.96m)
Equipped with power and lighting. Offering scope to be utilised for a variety of purposes and could also be returned back to a functional integral garage. If required.

INTEGRAL GARAGE STORE: 10'1 x 8'4 (3.07m x 2.54m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. An integral personal door leads into the multi-functional garage space. Integral to the house.

EXTERNALLY:
The property enjoys a delightful residential position, in a highly regarded cul-de-sac with a lovely tree-lined outlook adjacent to the house. The front aspect provides dropped kerb vehicular access onto a MULTI-VEHICLE tarmac driveway. Ensuring side-by-side parking and access to the integral garage store. The well-maintained front garden is laid to lawn with complementary planted borders. This space could be adapted and used as additional parking, if required. A paved pathway leads to the front entrance door, with storm canopy above and external up/down light. The right side aspect provides a wrought iron personal gate, with paved pathway, leading down to the lovely and fully enclosed rear garden. Predominantly laid to lawn, with planted borders hosting a range of bushes and shrubs. There are two separate paved seating areas. Ensuring a high-degree of privacy and a full level of tranquility! There is provision for a garden shed, an outside tap, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler, installed within the last 5 years and uPVC double glazing throughout. Replaced within the last 12 months. 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.

Approximate Size: 1,365 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage store.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (65)
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 cul-de-sac with ease of access onto the A46 and A1. Set along the banks of the River Trent. 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.

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.

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.

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.

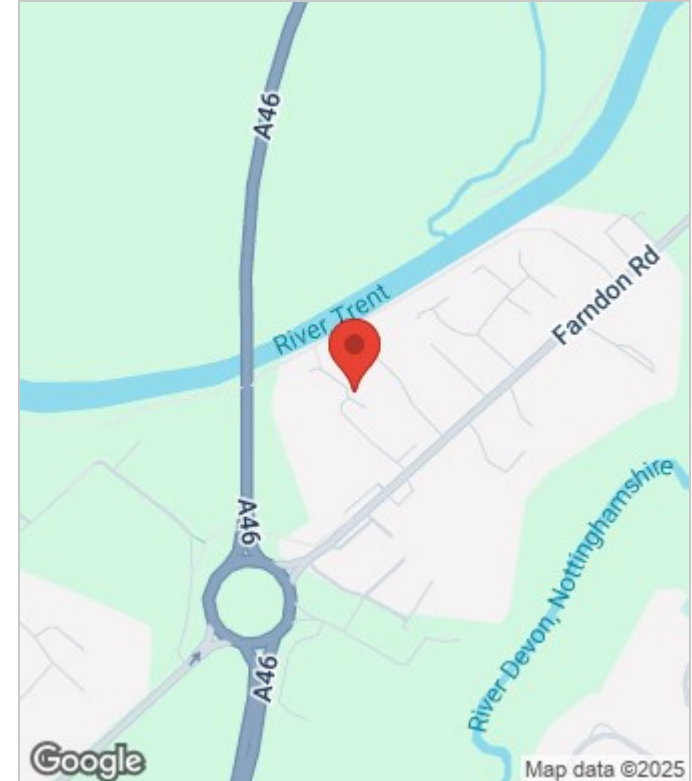




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 