



Windsor Avenue, Newark

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OLIVER REILLY







# Windsor Avenue, Newark

- ATTRACTIVE SEMI-DETACHED HOME
- POPULAR CENTRAL LOCATION. CLOSE TO AMENITIES!
- BEAUTIFUL ARRAY OF PERIOD FEATURES
- GENEROUS & PRIVATE ENCLOSED GARDEN
- EASE OF ACCESS ONTO MAIN ROAD LINKS!
- THREE WELL-APPOINTED BEDROOMS
- THREE RECEPTION ROOMS & GARDEN ROOM
- WELL-APPOINTED KITCHEN & FOUR-PIECE BATHROOM
- GATED MULTI-CAR DRIVEWAY & ATTACHED CARPORT
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

## FREE-FLOWING IN FLEXIBILITY...!

Feast your eyes on this attractive period semi-detached residence. Showcasing a popular 'Vickers' built design, that epitomises space, style and a great degree of living adaptability. Enhanced by a wonderful array of original features, combined with a sleek modern design.

This tastefully decorated home is pleasantly position, close to a range of amenities, transport links and set within comfortable walking distance to Newark Town Centre and the popular Sconce and Devon Park. Perfect for idyllic walks with the dog!

The deceptively generous internal layout comprises: Entrance porch, an inviting reception hall, lounge, separate sitting room, dining room, OPEN-PLAN to an extensive fitted kitchen and delightful garden room. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a four-piece family bathroom.

Externally, you'll be in awe of the enviable plot. Boasting a gated entrance onto MULTI-CAR BLOCK PAVED DRIVEWAY with access into an attached carport. Encouraging great scope to be adapted as further living accommodation or a garage. Subject to relevant approvals.

The SUPERB REAR GARDEN is of a fantastic size. Perfect for any growing family to enjoy all year round. Benefiting from a vast level of privacy and various seating areas.

Further benefits of this warm and welcoming home include uPVC double glazing and gas fired central heating via a combination boiler, installed in the last 6 years.

CREATE YOUR NEXT CHAPTER!!!.. inside this traditional and timeless family home. Ready and waiting for your instant appreciation!

Guide Price £280,000



<b>ENTRANCE PORCH:</b>	5'4 x 1'8 (1.63m x 0.51m)
<b>RECEPTION HALL:</b>	1'4'4 x 7'5 (4.37m x 2.26m)
<b>LOUNGE:</b>	12'2 x 11'1 (3.71m x 3.38m)
<b>SITTING ROOM:</b>	13'6 x 11'4 (4.11m x 3.45m)
<b>DINING ROOM:</b>	9'4 x 7'3 (2.84m x 2.21m)
With walk-in under-stairs storage cupboard, housing the electrical RCD consumer unit.	
<b>OPEN-PLAN KITCHEN:</b>	15'3 x 7'3 (4.65m x 2.21m)
<b>GARDEN ROOM:</b>	9'10 x 9'8 (3.00m x 2.95m)
<b>FIRST FLOOR LANDING:</b>	7'2 x 3'10 (2.18m x 1.17m)
<b>MASTER BEDROOM:</b>	13'4 x 11'4 (4.06m x 3.45m)
<b>BEDROOM TWO:</b>	12'3 x 10'11 (3.73m x 3.33m)
<b>BEDROOM THREE:</b>	8'5 x 7'5 (2.57m x 2.26m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	9'4 x 7'3 (2.84m x 2.21m)
With access to the gas combination boiler, via the fitted airing cupboard.	

## CARPORT:

Accessed via secure wooden double doors. Of timber construction, with a sloped poly-carbonate roof, to provide covered parking, via continuation of the block paved driveway. Enjoying great scope to be utilised into a garage or further living space. Subject to relevant planning approvals.







**EXTERNALLY:**  
The property commands and excellent sized plot. The front aspect is greeted with dropped kerb vehicular access onto a double wrought-iron gated and block paved driveway. Ensuring off-street parking for a number of vehicles, with access into an attached carport. A block paved pathway leads to the front entrance porch, with wall mounted external light. The front garden is laid to lawn with a walled front and left side boundary, accompanied by a low-level fenced right side boundary. The well-appointed and fully enclosed rear garden is a wonderful external escape! Predominantly aid to lawn, with paving at the bottom of the garden and hard-standing for a garden shed. There is a large craze-paved seating area, an established pond with secure fencing and a rockery. Continuation of the block paving from the front aspect, which promotes further OFF-STREET PARKING or scope for an extension/ garage. Subject to relevant panning approvals. There are various external lights, 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 combination boiler 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: 1,160 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 'C'**

**EPC: Energy Performance Rating: 'D' (64)**  
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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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.









