



Valley Prospect, Newark

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OLIVER REILLY







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- STUNNING DETACHED RESIDENCE
- HIGHLY SOUGHT-AFTER LOCATION. CLOSE TO AMENITIES!
- TWO ADDITIONAL RECEPTION ROOMS
- FABULOUS FIRST FLOOR BATHROOM & EN-SUITE
- EXTENSIVE MULTI-VEHICLE DRIVEWAY & INTEGRAL GARAGE STORE
- FOUR WELL-PROPORTIONED BEDROOMS
- SUPERB OPEN-PLAN FAMILY-SIZED LIVING SPACE
- GF W.C & LARGE UTILITY ROOM
- GENEROUS & PRIVATE PLOT WITH UNSPOILED REAR OUTLOOK
- EASE OF ACCESS TO TOWN CENTRE & MAIN ROADS. Tenure: Freehold. EPC 'D'

Guide Price: £450,000-£475,000. \*! LOCATION! LOCATION ! LOCATION!\*

HOMELY, INVITING & SPACIOUS! These are just some of the words we can use to describe this amazing EXTENDED four-bedroom family home! Pleasantly positioned in arguably one of Newark's most SOUGHT-AFTER residential settings. This SYMPATHETICALLY STUNNING home has undergone a SIGNIFICANT ENHANCEMENT, creating a tasteful and wonderfully versatile internal layout. The property is closely situated for comfortable walking distance to Newark Town Centre. Boasting ease of access onto the A46 and A1. If you're searching for a sleek, stylish family-friendly layout, then LOOK NO FURTHER. This exquisite home is a huge credit to the existing owners. Promising IMPECCABLE PRESENTATION from the moment you step inside... The BRIGHT & BEAUTIFUL accommodation stands over 1,500 square/ft, comprising: An inviting reception hall, ground floor W.C, attractive inner-hallway with oak double doors leading into a copious living room. The SHOWSTOPPING OPEN-PLAN LIVING/ DINING KITCHEN is truly a delight. Having been thoughtfully extended to create a welcoming space, suitable to integrate the whole family. The high-quality kitchen boasts granite work-surfaces and a range of integrated appliances. There is a large utility room and a separate study, which offers multi-purpose potential.

The first floor occupies FOUR WELL-PROPORTIONED BEDROOMS. A fabulous en-suite shower room and beautiful family bathroom. Externally, the property occupies a magnificent 0.12 of an acre private plot. Backing onto Sconce & Devon Park. Promoting an idyllic setting, that can be appreciated all year round. The front aspect welcomes an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Giving access into an integral garage store. The beautiful, well-appointed rear garden holds a wonderful degree of tranquility.

This gorgeous DETACHED GEM is truly IN A LEAGUE OF ITS OWN! Step inside and see for yourself!... You won't leave disappointed!

Guide Price £450,000 - £475,000



RECEPTION HALL:	10'1 x 5'1 (3.07m x 1.55m)
GROUND FLOOR W.C:	5'1 x 3'9 (1.55m x 1.14m)
INNER HALLWAY:	11'6 x 6'6 (3.51m x 1.98m)
GENEROUS LIVING ROOM:	16'1 x 11'8 (4.90m x 3.56m)
SUPERB OPEN-PLAN LIVING/DINING KITCHEN:	23'1 x 17'10 (7.04m x 5.44m)
Max measurements provided.	
LARGE UTILITY ROOM:	8'4 x 7'10 (2.54m x 2.39m)
STUDY:	9'5 x 8'0 (2.87m x 2.44m)
FIRST FLOOR LANDING:	15'1 x 2'8 (4.60m x 0.81m)
MASTER BEDROOM:	14'3 x 9'8 (4.34m x 2.95m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	8'3 x 5'2 (2.51m x 1.57m)
BEDROOM TWO:	14'3 x 9'8 (4.34m x 2.95m)
Max measurements provided.	
BEDROOM THREE:	11'1 x 7'10 (3.38m x 2.39m)
BEDROOM FOUR:	11'10 x 7'10 (3.61m x 2.39m)
Max measurements provided.	
FABULOUS FIRST FLOOR BATHROOM:	8'7 x 7'4 (2.62m x 2.24m)
INTEGRAL GARAGE STORE:	8'0 x 7'10 (2.44m x 2.39m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Suitable for external storage.	







**EXTERNALLY:**  
The property commands a delightful residential position. Situated in a highly desirable location, backing onto the popular Sconce and Devon Park. Standing on a wonderful 0.12 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto a generous MULTI-CAR DRIVEWAY. Ensuring ample off-street parking. The large front garden is laid to lawn, with an established tree and mature hedged side and front boundaries. There is a small paved frontage, leading to the entrance door with external up/ down light. The right side aspect has a timber gate, opening down to the WELL-APPOINTED AND HIGHLY PRIVATE REAR GARDEN. Predominantly laid to lawn. Enjoying a wide variety of established plants, bushes and shrubs. There is provision for a timber summer house, four external wall lights and an outside tap. The property is promoted by an unspoiled tree-lined outlook behind. Enjoying ease of access onto Sconce and Devon Park. There are fully fenced side boundaries and a mature hedge-row rear boundary.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler and uPVC double glazing throughout. All replaced within the last 5 years.  
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: 1,550 Square Ft.**  
Measurements are approximate and for guidance only.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D' (62)**  
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, approximately 1 mile away from 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 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself backs onto the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

**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:**

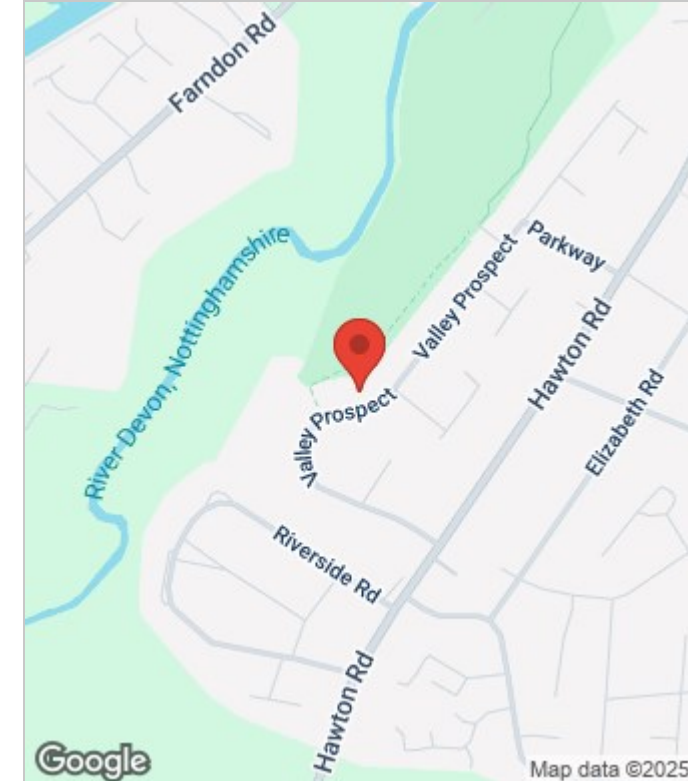
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### 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>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

