



Bancroft Road, Newark

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OLIVER REILLY





Bancroft Road, Newark

- STUNNING SEMI-DETACHED HOME
- HUGELY POPULAR LOCATION!
- SUPERB OPEN-PLAN DINING KITCHEN
- DRIVEWAY & DETACHED SINGLE GARAGE
- EXCEPTIONAL PRESENTATION!
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH FOUR-PIECE BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

A CLASSIC DESIGN WITH A CRACKING CONTEMPORARY TWIST..!

Prepare to FALL IN LOVE with this SYMPATHETICALLY STUNNING 1930's semi-detached home. Showcasing the PERFECT BLEND of style, sophistication and a charming traditional design. All rolled into one to create a PICTURE PERFECTION PERIOD PROPERTY!

From the moment you step inside you'll be impressed by the seamless flow and elegant decor, all a huge complement to the existing owners.

This gorgeous and EXTENDED home occupies an enviable position, in one of Newark most HIGHLY-REOWNED LOCATIONS! Offering excellent access to Newark, Balderton and main road links. Surrounded by a vast array of local amenities.

The attractive free-flowing accommodation comprises: An inviting entrance hall with composite door, wood-effect laminate flooring and feature wall panelling, a sizeable BAY-FRONTED LOUNGE, with inset log burner, extensive fitted cupboards and bespoke shutters, a MAGNIFICENT 16 FT OPEN-PLAN DINING KITCHEN, with breakfast island and exposed feature brick wall. Double doors enter into a LARGE MULTI-PURPOSE FAMILY ROOM. Creating a perfect extension to the lovely living space.

The first floor occupies a STYLISH FOUR-PIECE BATHROOM and three bedrooms, all with bespoke fitted shutters. The BAY-FRONTED master bedroom is enhanced by extensive fitted wardrobes and complementary feature wall panelling.

Externally, the quality of this IMPECCABLE HOME oozes out to the BEAUTIFULLY LANDSCAPED REAR GARDEN. Enjoying a variety of private seating areas and promoting minimal maintenance with an unspoiled open-aspect behind. There is a gravelled driveway to the front of the house, with gated access down to a DETACHED SINGLE GARAGE. Equipped with electric roller door, power and lighting.

Further benefits of this wonderful family residence include uPVC double glazing and gas central heating, via a NEST system, installed two years ago!

It's time to SETTLE DOWN inside this WHOLESOME FAMILY HOME!! Early viewings come recommended!

Guide Price £240,000



ENTRANCE HALL:

11'1 x 5'5 (3.38m x 1.65m)

Accessed via a composite front entrance door, with complementary wood-effect laminate flooring, a stylish double column radiator, feature wall panelling and 1930's style oak doors leading into the dining kitchen and lounge.

BAY-FRONTED LOUNGE:

12'5 x 10'9 (3.78m x 3.28m)

Accessed via a 1930's style oak internal door, with wood-effect laminate flooring, a feature fireplace with inset log burner, raised tiled hearth, extensive low-level storage cupboards and bespoke fitted shutters. Max measurements provided into bay-window.

OPEN-PLAN DINING KITCHEN:

16'9 x 11'6 (5.11m x 3.51m)

With wood-effect LVT flooring. The kitchens provides oak work surfaces, provision for a Rangemaster cooker, exposed feature brick wall, bespoke fitted shutter and a sufficient dining area, with double doors leading into the family room. Max measurements provided.

MULTI-PURPOSE FAMILY ROOM:

14'6 x 6'10 (4.42m x 2.08m)

Providing a variety of uses, suitable for the whole family. With a newly replaced fibre-glass roof. and access onto the driveway.

FIRST FLOOR LANDING:

6'6 x 3'1 (1.98m x 0.94m)

With loft hatch access point. Providing a pull-down ladder, majority boarding and access to the modern gas combination boiler. Installed in the last two years.

MASTER BEDROOM:

12'6 x 10'6 (3.81m x 3.20m)

A lovely DOUBLE bedroom, with extensive fitted wardrobes, 1930's style oak internal door and bespoke fitted shutters. Max measurements provided into bay-window.

BEDROOM TWO:

11'5 x 10'6 (3.48m x 3.20m)

A further DOUBLE BEDROOM with 1930's style oak internal door and bespoke fitted shutters.

BEDROOM THREE:

7'2 x 6'6 (2.18m x 1.98m)

With 1930's style oak internal door and bespoke fitted shutters. Max measurements provided.

FOUR-PIECE FAMILY BATHROOM:

8'5 x 5'10 (2.57m x 1.78m)

Accessed via a complementary 1930's style oak internal door. Of stylish modern design, with wood-effect laminate flooring, a complementary four-piece suite, which includes a roll-top bath and Victorian-style column radiator with heated towel rail.





DETACHED SINGLE GARAGE: 18'10 x 10'0 (5.74m x 3.05m)
Of brick built construction. Accessed via an electric roller garage door. Equipped with power and lighting.

EXTERNALLY:
The front aspect provides dropped kerb vehicular access onto a concrete driveway. The front garden is of general low maintenance and extensively gravelled. A paved pathway leads to the front entrance door with external up/ down light. There is a low-level fenced left side boundary, a picket fenced front and right side boundary. A secure composite left side gate opens into an additional concrete driveway space, with two external taps and provision for a log store. Leading down to the DETACHED SINGLE GARAGE. The BEAUTIFULLY LANDSCAPED and equally well-appointed rear garden is a magnificent external escape. Promoting minimal maintenance, with an artificial lawn, a part decked/ gravelled seating area, additional gravelled garden space and additional secluded decked seating area, with timber framed canopy above. Creating a variety of lovely entertainment/ relaxation spaces. There are a vast array of external up/ down lights, a double external power socket, provision for a garden shed, fully fenced side and rear boundaries. Enjoying an unspoiled open aspect behind. Maximising the high-degree of privacy!

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed within the last two years, with a 'NEST' system 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Approximate Size: 860 Square Ft.
Measurements are approximate and for guidance only.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (63)
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. 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, in approximately 1 hour 15 minutes. 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.

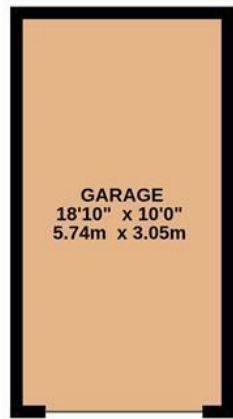
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

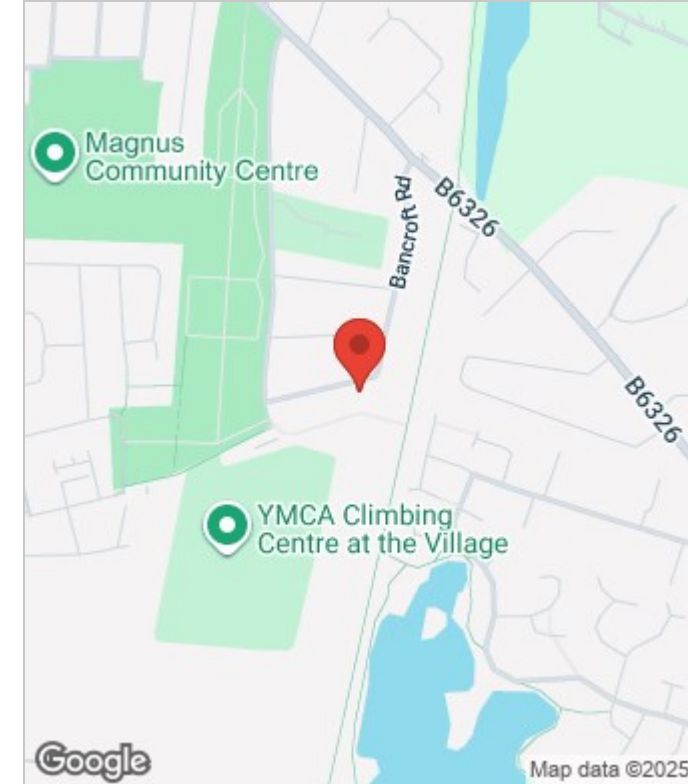




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	