



Marigold Way, Middlebeck, Newark

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 OLIVER REILLY



Marigold Way, Middlebeck, Newark

- SUPERB SEMI-DETACHED HOME
- THREE BEDROOMS
- CLOSE TO AMENITIES, SCHOOLS & MAIN ROADS
- BEAUTIFULLY LANDSCAPED ENCLOSED GARDEN
- EXCELLENT CONDITION THROUGHOUT!
- ADAPTABLE THREE STOREY LAYOUT
- WONDERFUL OPEN-PLAN LIVING SPACE
- GF W.C. FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE`
- MULTI-VEHICLE TANDEM DRIVEWAY
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (85)

MARVELLOUS MARIGOLD'S IN FULL BLOOM...!

This SUPERB semi-detached contemporary home is bursting with THREE STOREY GLORY!...

Enjoying a pleasant situation in the heart of the ever popular modern development of Middlebeck. Closely positioned for ease of access onto the A1, A46 and to a full range of amenities and popular schools in both Newark and Balderton. This **STYLISH AND STUNNING** home has tons of personality and has been tastefully/ cosmetically enhanced by the current owners, to create a wealth of warmth with attractive decor and a **SEAMLESS LEVEL OF CLASS**...Both inside and out!

This lovely low-maintenance home showcases a high-degree of versatility, spanning over 1,000 square/ft of accommodation, perfect for modern-day living. The copious layout comprises: Entrance hall, ground floor W.C, a **FABULOUS OPEN-PLAN LIVING SPACE**. Spanning over 31FT. Hosting a magnificent modern kitchen, full of integrated appliances, a dining area and lovely living space with French doors opening out to the garden and a paved seating area. The first floor landing hosts **TWO WELL-PROPORTIONED BEDROOMS**, a three-piece family bathroom and inner hallway, leading up to the second floor and **COPIOUS MASTER BEDROOM** with a range of Velux roof-lights, complementary feature wall panelling, a dressing area and **EN-SUITE SHOWER ROOM**.

Externally, the front aspect promotes an extensive **MULTI-VEHICLE TANDEM DRIVEWAY**. The bright and beautiful rear garden is fully enclosed, bursting with colour, tranquility and a variety of wonderful seating areas.

Further benefits of this wholesome family residence include uPVC double glazing, gas central heating, an alarm system, a high energy efficiency rating (EPC: B) and remaining NHBC warranty.

MOVE ON IN!.. Priced accordingly for immediate interest **DO NOT DELAY... Book your viewing TODAY!**

Asking Price: Offers over

£270,000



ENTRANCE HALL:	9'2 x 6'6 (2.79m x 1.98m)
GROUND FLOOR W.C:	5'6 x 2'8 (1.68m x 0.81m)
CONTEMPORARY KITCHEN SPACE:	14'8 x 9'4 (4.47m x 2.84m)
OPEN-PLAN LIVING/ DINING SPACE:	16'1 x 12'8 (4.90m x 3.86m)
FIRST FLOOR LANDING:	10'8 x 2'10 (3.25m x 0.86m)
BEDROOM TWO:	12'10 x 9'5 (3.91m x 2.87m)
BEDROOM THREE:	9'5 x 6'3 (2.87m x 1.91m)
FAMILY BATHROOM:	6'4 x 6'3 (1.93m x 1.91m)
UPPER HALL/LANDING: Max measurements provided.	6'5 x 4'1 (1.96m x 1.24m)
MASTER BEDROOM: Max measurements provided.	24'3 x 13'0 (7.39m x 3.96m)
EN-SUITE SHOWER ROOM:	6'9 x 6'8 (2.06m x 2.03m)

EXTERNALLY:

The property enjoys a lovely position in an in-demand residential location. The front aspect provides a small paved pathway, leading to the entrance door, with external up/down light and mature planted borders. The right side aspect ensure dropped kerb vehicular access onto a **TANDEM TARMAC DRIVEWAY**. Ensuring comfortable parking for two vehicles. There is access to the concealed gas/ electricity meters. A personal side timber gate opens into the **BEAUTIFULLY ESTABLISHED** and well-appointed rear garden. Predominately laid to lawn, with partial raised plant beds, complementary left side planted borders, hard-standing/ provision for a large garden shed and a lovely gravelled seating area with timber framed pergola above. There is a small paved patio, directly from the French doors in the **OPEN-PLAN** living space. There is an outside tap, double external power socket and outside light. There are fenced left side and rear boundaries and a part fenced/ walled right side boundary.





Approximate Size: 1,040 Square Ft.

Measurements are approximate and for guidance only.

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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'B' (85)

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, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.

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:

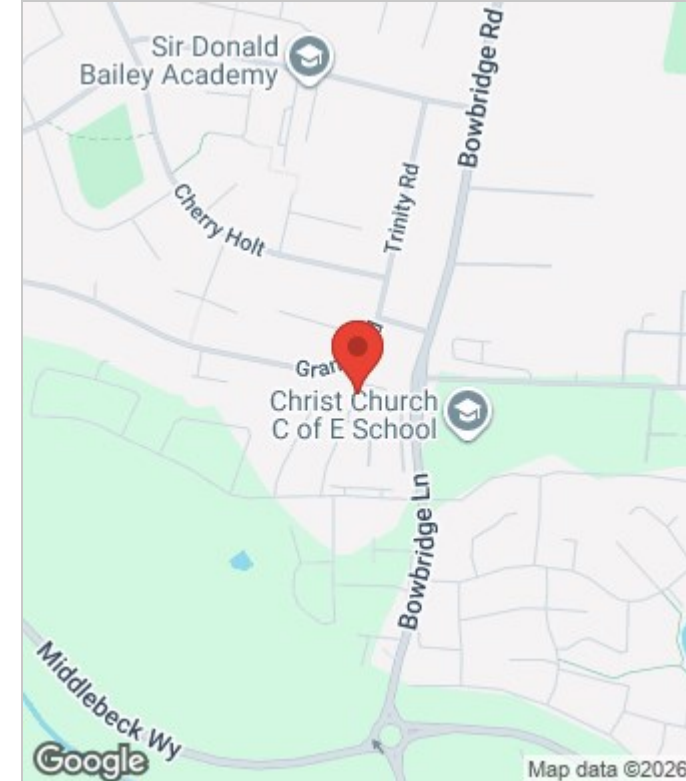
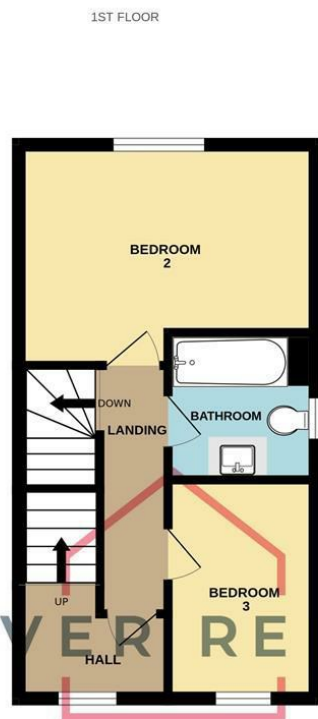
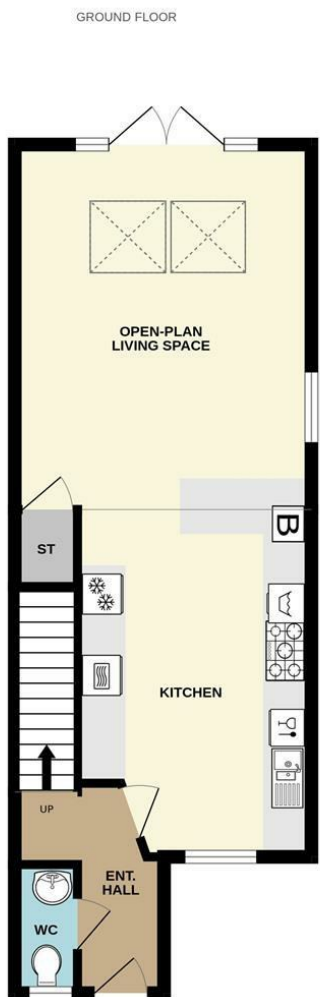
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

