



OLIVER REILLY  
FOR SALE  
OLIVER-REILLY.CO.UK  
01630 558 540

Weland Close, Newark

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OLIVER REILLY







# Welland Close, Newark

- MODERN SEMI-DETACHED BUNGALOW
- CLOSE PROXIMITY TO TOWN CENTRE
- LARGE LIVING ROOM & CONSERVATORY
- ESTABLISHED SOUTH-WESTFACING GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS CORNER PLOT POSITION
- OPEN-PLAN DINING KITCHEN
- GATED DRIVEWAY & DETACHED OVER-SIZED GARAGE
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price £225,000 - £235,000



Guide Price: £225,000-£235,000. CHARMING, CONTEMPORARY & ON A CORNER PLOT...!

Whats not to love?... Inside this IMPECCABLY PRESENTED semi-detached bungalow. Occupying an enviable position, set within close proximity to Newark Town Centre. Convenient for access to a wide range of amenities and transport links. Including ease of access onto the A1, A46 and also situated on a regular bus route.

Promising easy living and an immediate HOMELY FEEL. You'll fall HEAD OVER HEELS for the versatile layout, spanning almost 1,000 square/ft and the superb presentation, comprising: Entrance porch, an inner hallway, spacious dining room with a range of fitted base units and work-surfaces OPEN-PLAN to a STYLISH MODERN KITCHEN. The bungalow boasts a large living room, delightful conservatory, THREE SIZEABLE BEDROOMS and a contemporary shower room.

Externally, the bungalow boasts a magnificent corner plot, with established front and rear gardens.

The impressive SOUTH-WEST FACING rear garden has been tastefully landscaped and also promotes MINIMAL MAINTENANCE and MAXIMUM ENJOYMENT! Promoting a variety of secluded seating areas, surrounded by a wonderful range of maturity and colour.

The side/ rear aspect has dropped kerb vehicular access onto a secure DOUBLE GATED DRIVEWAY with access into an OVER-SIZED GARAGE. Equipped with power and lighting.

Further benefits of this BRIGHT & AIRY HOME include uPVC double glazing and gas fired central heating, via a modern combination boiler in the loft. Installed in the last two years.

WELCOME TO YOUR NEXT CHAPTER!.. This classy, modern and stylish residence has all you could wish for.. AND MORE!



<b>ENTRANCE PORCH:</b>	3'7 x 3'7 (1.09m x 1.09m)
<b>INNER HALLWAY:</b> Max measurements provided.	17'5 x 3'6 (5.31m x 1.07m)
<b>DINING ROOM:</b>	13'2 x 10'9 (4.01m x 3.28m)
<b>STYLISH MODERN KITCHEN:</b>	8'9 x 7'6 (2.67m x 2.29m)
<b>LARGE LIVING ROOM:</b> Max measurements provided.	18'2 x 11'4 (5.54m x 3.45m)
<b>CONSERVATORY:</b>	11'4 x 7'7 (3.45m x 2.31m)
<b>MASTER BEDROOM:</b>	11'7 9'4 (3.53m 2.84m)
<b>BEDROOM TWO:</b>	11'4 x 8'4 (3.45m x 2.54m)
<b>BEDROOM THREE:</b>	11'4 x 7'10 (3.45m x 2.39m)
<b>CONTEMPORARY SHOWER ROOM:</b>	8'5 x 5'6 (2.57m x 1.68m)
<b>OVER-SIZED DETACHED GARAGE:</b> Of concrete sectional construction with a manual up/ over garage door, a front and left side personal door, power and lighting.	16'5 x 13'9 (5.00m x 4.19m )





#### EXTERNALLY:

The bungalow occupies an enviable corner plot setting, in a popular residential area. The front garden enjoys a variety of established bushes and shrubs, with a low-level fenced boundary. There is access to the side entrance door, with external wall light. Sliding doors in the dining room lead out to the delightful SOUTH-WEST FACING rear garden. Having been beautifully landscaped and packed full of maturity, colour and privacy. Enjoying minimal maintenance with an artificial lawn, variety of slate shingled areas, various seating areas with a timber framed pergola and range of established plants, bushes and shrubs. There are fully fenced boundaries, access into the over-sized detached garage, via a metal personal door and a timber rear access gate, opening onto a concrete driveway, with timber double gates, opening out onto the roadside.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'GREEN STAR' combination boiler, located in the loft 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: 900 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 'B'

#### EPC: Energy Performance Rating: 'C' (74)

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 popular 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. 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:

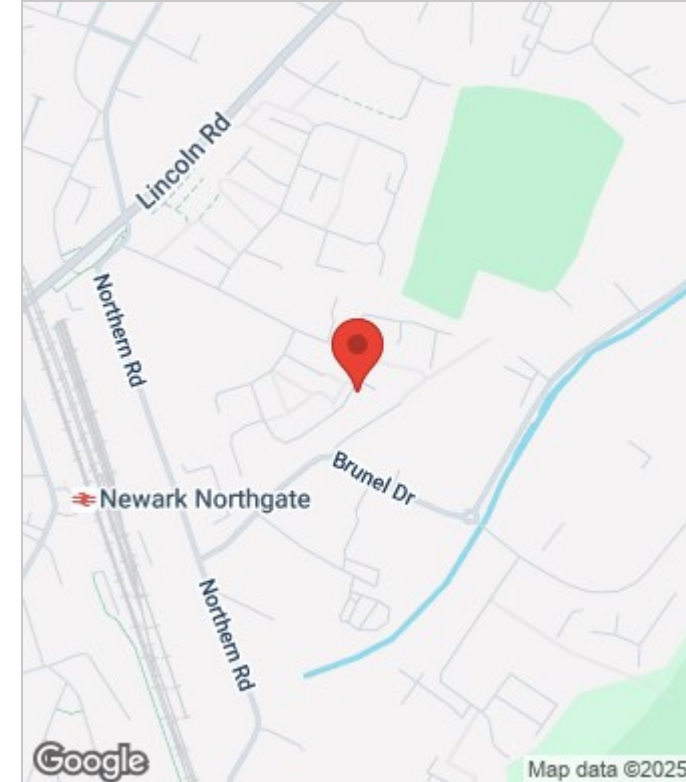
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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 