



Valley Prospect, Newark

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 OLIVER REILLY







# Valley Prospect, Newark

- SPACIOUS DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- DUAL-ASPECT LIVING ROOM WITH MULTI-FUEL STOVE
- EXTENSIVE DRIVEWAY & ATTACHED SINGLE GARAGE
- THREE BEDROOMS
- EASE OF ACCESS TO TOWN CENTRE & MAIN ROADS
- GARDEN ROOM & GF W.C
- GENEROUS PLOT WITH UNSPOILED REAR OUTLOOK
- SCOPE TO MAKE YOUR OWN! Tenure: Freehold. EPC 'D'

## LOOKS LIKE HOME...!

If you're searching for SPACE, POTENTIAL & CONVENIENCE... Then LOOK NO FURTHER...!

Here we have an excellent detached residence. Standing proud within a hugely popular residential location, only a few short moment away from the hustle and bustle of Newark Town Centre, whilst also promoting ease of access onto the A1 and A46.

This attractive family-sized home has been vastly improved by the existing owners but also leaves Guide Price: £300,000 - £325,000. MUCH TO YOUR IMAGINATION to finish what has been started and cosmetically MAKE YOUR OWN MARK!

The property occupies and enviable 0.15 of an acre plot. Centrally positioned to promote an extensive front and rear garden, enhanced by A DELIGHTFULLY UNSPOILED OUTLOOK over Sconce and Devon Park.

The well-proportioned internal layout spans over 1,200 square/ft, comprising: Reception porch, a spacious entrance hall, a LOVELY DUAL-ASPECT LIVING ROOM with complementary oak flooring and a eye-catching feature fireplace, with inset MULTI-FUEL BURNER. The real show-piece downstairs has to be the hugely functional 24FT OPEN-PLAN DINING KITCHEN. Leading into a lovely garden/ sitting room and a ground floor W.C.

The first floor landing hosts THREE BRIGHT & AIRY BEDROOMS and a three-piece bathroom that you can certainly inject with your own personality.

Externally, the property stands proud with a huge degree of kerb appeal. The brick pillared entrance leads onto a SUBSTANTIAL MULTI-VEHICLE BLOCK PAVED DRIVEWAY, with access into an attached garage. Equipped with power and lighting.

The well-appointed and HIGHLY PRIVATE rear garden enjoys a wonderful external escape. Perfect for any growing family!

Further benefits of this POTENTIAL-FILLED PROPERTY include uPVC double glazing and gas fired central heating.

There's ROOM FOR EVERY CHAPTER!... Inside this charming and wholesome home. Step inside and see for yourself!

Guide Price £300,000 - £325,000



RECEPTION PORCH:	7'3 x 6'3 (2.21m x 1.91m)
ENTRANCE HALL:	18'3 x 6'6 (5.56m x 1.98m)
DUAL-ASPECT LIVING ROOM:	14'10 x 11'3 (4.52m x 3.43m)
OPEN-PLAN DINING KITCHEN:	24'10 x 8'5 (7.57m x 2.57m)
GARDEN ROOM/ SITTING AREA:	9'8 x 9'3 (2.95m x 2.82m)
FIRST FLOOR LANDING:	10'8 x 6'1 (3.25m x 1.85m)
MASTER BEDROOM:	14'10 x 11'4 (4.52m x 3.45m)
Max measurements provided.	
BEDROOM TWO:	10'3 x 8'5 (3.12m x 2.57m)
BEDROOM THREE:	8'5 x 6'10 (2.57m x 2.08m)
FAMILY BATHROOM:	7'2 x 6'1 (2.18m x 1.85m)
ATTACHED SINGLE GARAGE:	16'4 x 8'6 (4.98m x 2.59m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit. Double glazed wooden window to the right side elevation. A right sided personal access door leads onto to the rear garden. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals.	

## EXTERNALLY:

The property stands proud in a HUGELY POPULAR residential location. On the outskirts of Newark Town Centre. The property stands on a great 0.15 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access via a brick pillared entrance with five-bar gate. onto a LARGE BLOCK PAVED DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles. Giving access into the attached single garage with external security light. The generous front garden is predominantly laid to lawn, with a variety of establishes bushes, shrubs and trees. There are hedged side boundaries and a low-level brick walled front boundary. A right side wooden personal gate opens onto a paved pathway, down to the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominately laid to lawn, with a range of established shrubs and bushes. There is a paved seating area, directly from the uPVC double glazed door in the garden room. There is provision for a garden shed, an outside double external power socket, outside tap, mature hedge side and rear boundaries. The garden is superbly enhanced by its delightful position, backing onto SCONCE AND DEVON PARK!







#### 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. This excludes the wooden window in the attached garage.

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: 1,216 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band

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 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:

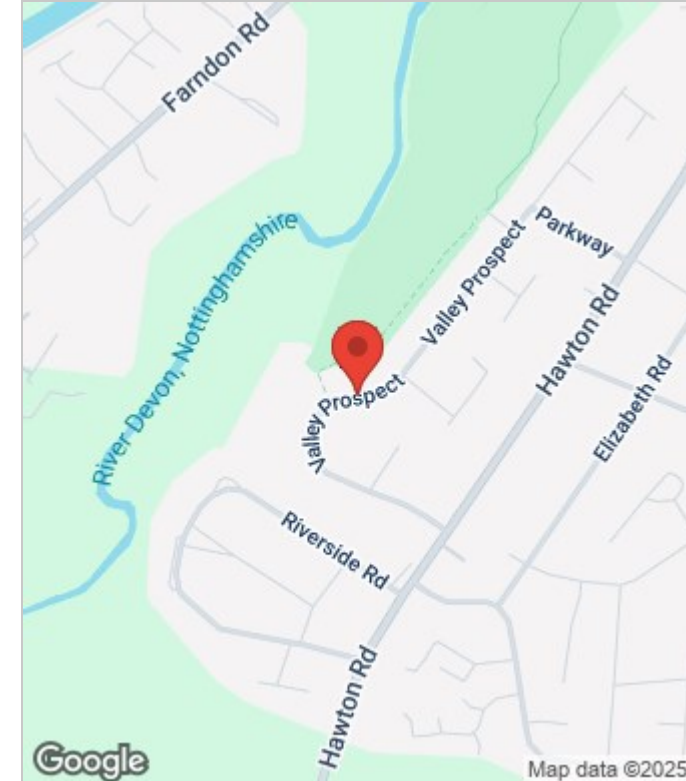
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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>79</b>
(55-68) <b>D</b>	<b>64</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

