



Cloverfield Place, Middlebeck, Newark

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OLIVER REILLY





Cloverfield Place, Middlebeck, Newark

- STUNNING DETACHED HOME
- CONVENIENT LOCATION! CLOSE TO MAIN ROAD LINKS!
- GF W.C & UTILITY ROOM
- FOUR-PIECE BATHROOM & EN-SUITE SHOWER ROOM
- LANDSCAPED & SOUTH FACING WALLED GARDEN
- FOUR SIZEABLE BEDROOMS
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- DETACHED (Cabin Master) HOME OFFICE
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'B' (85)

Guide Price: £350,000 - £375,000. SPACE, STYLE & SOPHISTICATION..!

This IMPECCABLY PRESENTED detached family residence boasts kerb appeal, flexible living and great convenience to a vast array of local amenities, popular schools and useful road links.

Constructed in 2021 and still AS GOOD AS NEW!.. Promising a bright and airy free-flowing design, crying out for your instant appreciation!

The copious internal layout comprises: Inviting entrance hall, a GENEROUS BAY-FRONTED LIVING ROOM enhanced by a SUPERB MEDIA WALL with built in electric fire and useful storage. A tasteful ground floor W.C and a MAGNIFICENT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Equipped with a range of integrated appliances, a feature side bay-window with reading bench, Velux roof lights and French doors out to a lovely paved seating area. Internal access into a separate utility room.

The first floor landing enjoys a FOUR-PIECE FAMILY BATHROOM and FOUR GENEROUS BEDROOMS. The beautiful BAY-FRONTED master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, the property occupies an envious corner plot. The front aspect provides a MULTI-CAR DRIVEWAY with access down to a DETACHED SINGLE GARAGE. Providing power and lighting.

The BEAUTIFULLY LANDSCAPED SOUTH-FACING GARDEN is a huge treat! Having been thoughtfully designed to benefit the whole family. Majority wall enclosed, with an extensive paved seating area and access into a bespoke DETACHED (Cabin Master) HOME OFFICE. Fully insulated, with power (electric) heating, lighting and a remaining 7 year warranty. Allowing you to WORK FROM HOME IN STYLE!

Further benefits of this exquisite modern GEM include uPVC double glazing, gas central heating, remaining NHBC warranty and a high energy efficiency rating (EPC: 'B').

MAKE YOUR MOVE... We simply can't wait for you to STEP INSIDE and appreciate this handsome, homely and enticing residence!



Guide Price £350,000 - £375,000



ENTRANCE HALL:	12'2 x 6'2 (3.71m x 1.88m)
GROUND FLOOR W.C:	6'3 x 2'10 (1.91m x 0.86m)
DUAL-ASPECT LIVING ROOM:	24'1 x 10'9 (7.34m x 3.28m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	14'3 x 10'10 (4.34m x 3.30m)
OPEN-PLAN LIVING/DINING AREA: Max measurements provided.	13'4 x 13'1 (4.06m x 3.99m)
UTILITY ROOM:	6'4 x 6'3 (1.93m x 1.91m)
FIRST FLOOR LANDING: Max measurements provided.	9'9 x 8'6 (2.97m x 2.59m)
BAY-FRONTED MASTER BEDROOM Max measurements provided into bay-window.	13'4 x 10'9 (4.06m x 3.28m)
EN-SUITE SHOWER ROOM: Max measurements provided.	7'10 x 4'6 (2.39m x 1.37m)
BEDROOM TWO:	11'10 x 10'2 (3.61m x 3.10m)
BEDROOM THREE:	10'5 x 8'6 (3.18m x 2.59m)
BEDROOM FOUR:	10'1 x 7'4 (3.07m x 2.24m)
FOUR-PIECE FAMILY BATHROOM:	9'9 x 5'6 (2.97m x 1.68m)
DETACHED HOME OFFICE: A magnificent 'CABIN MASTER' insulated garden building. Accessed via anthracite grey uPVC double glazed sliding doors, with a uPVC double glazed window to the left side elevation. Two external up/down lights to the front aspect. Currently utilised as a functional home office but would lend itself for a variety of individual uses. Fully insulated. Equipped with power and lighting, via 4 recessed ceiling lights. With oak effect laminate flooring, a wall mounted electric heater and a variety of double power sockets with USB connectivity points.	9'9 x 7'6 (2.97m x 2.29m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space. A right sided uPVC double glazed personal door opens out to the garden.	19'7 x 9'9 (5.97m x 2.97m)



EXTERNALLY:

The property occupies an enviable position in a popular residential location. Standing proud on a generous corner plot. The front aspect is greeted with a paved pathway, leading to the front entrance door with flat roof storm canopy above and external up/down light. The front garden offers a beautiful array of maturity with a range of established plants, bushes and shrubs. This continues to the right side aspect, with a beautifully established side garden. Laid to lawn, hosting an array of well-maintained shrubs and bushes. The left side aspect provides a MULTI-CAR tandem TARMAC DRIVEWAY leading down to a DETACHED SINGLE GARAGE. A secure wooden side gate opens into the BEAUTIFULLY LANDSCAPED SOUTH-FACING REAR GARDEN. Having been cleverly designed to suit the whole family. Predominantly laid to lawn, with a range of raised planted borders, adding a vibrancy and maturity to the external setting. There is a large paved seating area, directly accessed via the uPVC double glazed French doors in the living room and separate OPEN-PLAN living space in the kitchen area, with provision for a pergola. There are two external lights, an outside tap and double external power socket. There is an eye-catching walled right side boundary, a fenced left side and rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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: 1,321 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage or home office.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

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.

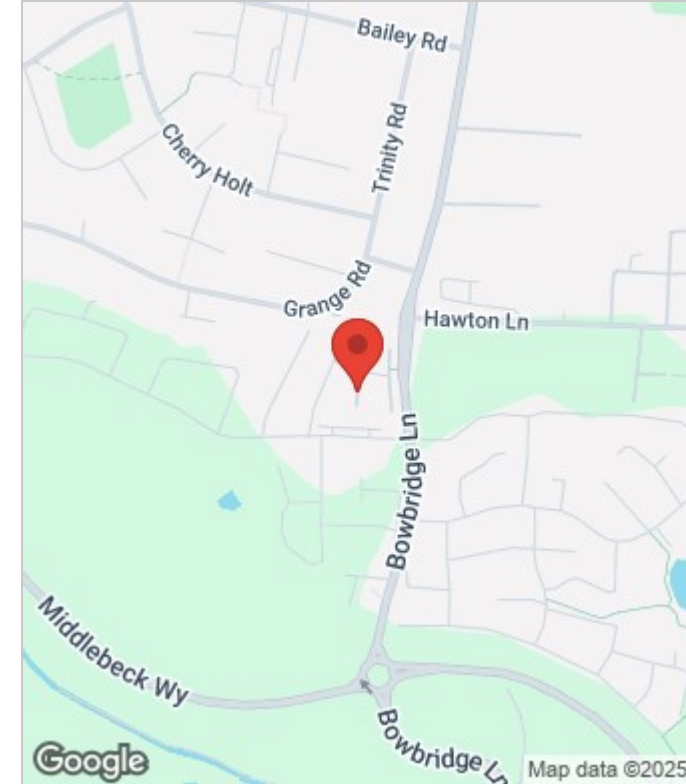




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

