



Violet Grove, Middlebeck, Newark

 3  2  1  B

 OLIVER REILLY



Violet Grove, Middlebeck, Newark

- MARVELLOUS DETACHED HOME
- SOUGHT-AFTER LOCATION. CLOSE TO AMENITIES!
- GF W.C & UTILITY CUPBOARD
- WELL-APPOINTED ENCLOSED GARDEN
- UNSPOILED FRONT OUTLOOK!
- THREE BEDROOMS
- OPEN-PLAN LIVING/DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- INTEGRAL SINGLE GARAGE & MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

Guide Price: £300,000 - £320,000. CONTEMPORARY LIVING AT ITS FINEST...!

This immaculate, newly built three bedroom detached family home showcases a thoughtful free-flowing design, holding a touch of class, sophistication and elegance from the moment you step inside!

The property boasts a generous degree of kerb appeal and is strongly enhanced by its QUIET CUL-DE-SAC POSITION and UNSPOILED FRONT OUTLOOK that is set to become a nature reserve in the near future.

The BRIGHT, AIRY and WELL-PROPORTIONED internal layout comprises: Entrance hall, a spacious BAY-FRONTED lounge, FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN with integrated appliances, two Velux roof lights and French doors out to the garden. A rear hall and a ground floor W.C.

The first floor landing hosts a STYLISH FOUR-PIECE BATHROOM and three excellent sized bedrooms. The master bedroom boasts an EN-SUITE SHOWER ROOM and the third bedroom provides extensive fitted wardrobes.

Externally, the property stands on a captivating plot, greeted with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side parking and access into an INTEGRAL SINGLE GARAGE. Posing great scope to be utilised into further living space. Subject to relevant approvals.

The PERFECTLY SIZED rear garden is fully enclosed, with a paved seating area. Leaving much to the imagination for you to MAKE YOUR OWN MARK and inject your own personality!

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

A WARM WELCOME AWAITS!... Don't just take our word for it, come inside and see for yourself!

Guide Price £300,000 - £320,000



ENTRANCE HALL:	5'2 x 4'9 (1.57m x 1.45m)
BAY-FRONTED LOUNGE:	17'1 x 10'6 (5.21m x 3.20m)
Max measurements provided into bay- window.	
OPEN-PLAN LIVING/DINING KITCHEN:	17'4 x 14'1 (5.28m x 4.29m)
Max measurements provided.	
UTILITY CUPBOARD:	6'2 x 3'4 (1.88m x 1.02m)
REAR HALL:	4'1 x 3'9 (1.24m x 1.14m)
GROUND FLOOR W.C:	4'8 x 3'5 (1.42m x 1.04m)
FIRST FLOOR LANDING:	7'5 x 6'8 (2.26m x 2.03m)
MASTER BEDROOM:	14'1 x 13'8 (4.29m x 4.17m)
Max measurements provided into bay- window.	
EN-SUITE SHOWER ROOM:	6'10 x 5'7 (2.08m x 1.70m)
BEDROOM TWO:	11'2 x 9'4 (3.40m x 2.84m)
BEDROOM THREE:	10'6 x 6'10 (3.20m x 2.08m)
Providing a fitted wardrobe with sliding glass doors. Max measurements provided.	
FOUR-PIECE FAMILY BATHROOM:	9'4 x 6'4 (2.84m x 1.93m)
INTEGRAL SINGLE GARAGE:	17'9 x 9'3 (5.41m x 2.82m)
Accessed via a manual up/ over garage door. Equipped with lighting, via a ceiling strip-light. Access to the electrical RCD consumer unit. A rear personal access door leads into the rear hall.	





EXTERNALLY:

The property occupies a lovely residential position, set in a quiet cul-de-sac, overlooking an unspoiled outlook in front of the house. Soon to become a nature reserve. The front aspect hosts dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Providing side-by-side off-street parking and access into the integral single garage with double external power socket in front. A small paved pathway leads to the front entrance door with storm canopy above and external up/down light. The front garden is laid to lawn, enjoying a range of established shrubs. The paved pathway continues to the left side of the house, to a wooden personal gate, leading into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominately laid to lawn, with a lovely paved patio. Directly accessed from the uPVC double glazed French doors in the OPEN-PLAN living/dining kitchen. There is an outside tap, double external power socket, two external wall lights, fully fenced side and rear boundaries.

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.

Approximate Size: 1,150 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'B' (84)

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:

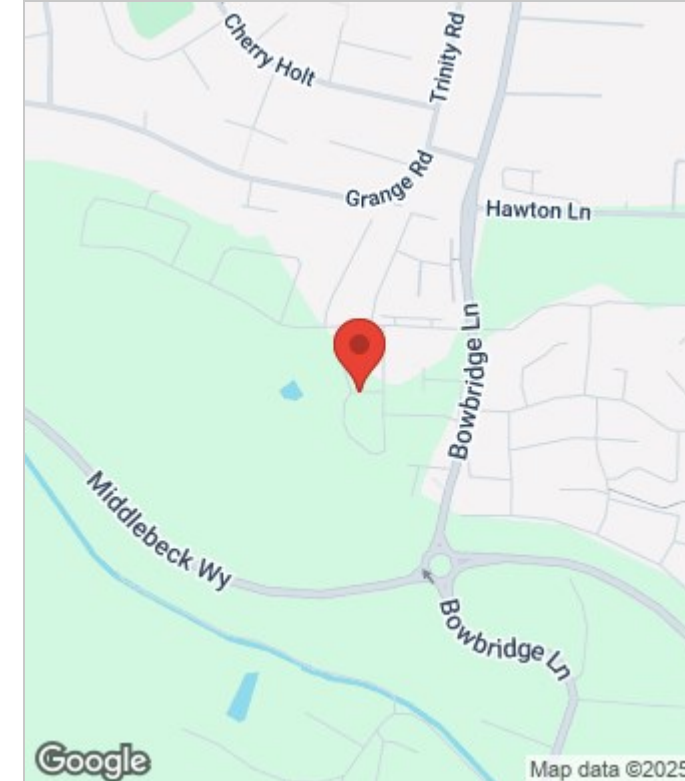
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		94
(81-91) B	84	
(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 	