



Windsor Road, Newark

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OLIVER REILLY



Windsor Road, Newark

- SUBSTANTIAL SEMI-DETACHED HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- MODERN FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- MULTI-VEHICLE TARMAC DRIVEWAY
- SIGNIFICANTLY EXTENDED
- TWO GENEROUS RECEPTION ROOMS
- LARGE UTILITY ROOM & GF SHOWER ROOM
- CHARMING & ESTABLISHED REAR GARDEN
- EXQUISITE CONDITION! Tenure: Freehold. EPC 'tbc'

Guide Price: £300,000 - £325,000. SYMPATHETICALLY STUNNING..!

This striking, traditional and SUBSTANTIALLY EXTENDED semi-detached 'Vickers' built home is simply UNRECOGNISABLE from its former self... Having been thoughtfully enhanced to instill the retained original features cleverly combined with a BRIGHT AND AIRY degree of contemporary living!

This eye-catching home boasts excellent kerb appeal and CRACKING CONVENIENCE!.. Situated a short walk from the hustle and bustle of Newark Town Centre and moments away from the popular Sconce and Devon Park.

Words fail to replicate the magnitude of exquisite quality inside this substantial tardis-like home. Showcasing an expansive 1,500 square/ft of accommodation, comprising: Attractive entrance porch with composite front door, opening into an inviting reception hall, a lovely lounge with oak engineered flooring and feature fireplace, with inset log burner. OPEN-PLAN through to a spacious dining room. Remaining FREE-FLOWING through to the LARGE EXTENDED KITCHEN SPACE with walk- in pantry, separate utility room and a luxurious shower/wet room.

The first floor hosts a contemporary bathroom, THREE BEDROOMS and an additional staircase up to a MAGNIFICENT MASTER BEDROOM with STUNNING EN-SUITE SHOWER ROOM. This truly is the icing on the cake for the impressive layout and wonderful living flexibility!

Externally, the property is greeted with a MULTI-VEHICLE TARMAC DRIVEWAY. The charming, established and fully enclosed rear garden is full of colour and personality!..Hosting the perfect external escape.

Further benefits of this BEAUTIFULLY UNIQUE home include uPVC double glazing and gas fired central heating, via a combination boiler, installed in 2018.

SEEING REALLY IN BELIEVING..! As there is definitely MORE THAN MEETS THE EYE! in both space and style alike! Step inside today and see for yourself..!



Guide Price £300,000 - £325,000



ENTRANCE PORCH:	5'6 x 2'4 (1.68m x 0.71m)
RECEPTION HALL: Max measurements provided.	14'3 x 7'4 (4.34m x 2.24m)
GENEROUS LOUNGE:	12'7 x 11'2 (3.84m x 3.40m)
COPIOUS DINING ROOM:	13'2 x 11'6 (4.01m x 3.51m)
OPEN-PLAN LIVING KITCHEN: Max measurements provided.	19'0 x 17'5 (5.79m x 5.31m)
LARGE UTILITY ROOM: Max measurements provided.	20'4 x 5'2 (6.20m x 1.57m)
STUNNING SHOWER/WET ROOM:	8'2 x 2'10 (2.49m x 0.86m)
FIRST FLOOR LANDING:	9'4 x 3'3 (2.84m x 0.99m)
BEDROOM TWO:	13'3 x 11'7 (4.04m x 3.53m)
BEDROOM THREE:	12'3 x 11'3 (3.73m x 3.43m)
BEDROOM FOUR:	7'3 x 6'3 (2.21m x 1.91m)
MODERN FAMILY BATHROOM:	9'4 x 6'8 (2.84m x 2.03m)
SECOND FLOOR LANDING:	4'1 x 3'8 (1.24m x 1.12m)
MAGNIFICENT MASTER BEDROOM: Max measurements provided.	17'10 x 13'2 (5.44m x 4.01m)
LUXURIOUS EN-SUITE SHOWER ROOM:	9'5 x 4'6 (2.87m x 1.37m)



Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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.

EXTERNALLY:

The property occupies a great central position, within close proximity to the Town Centre, main road links and amenities. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Enjoying partial and complementary planted borders, an external light and access to the two main front entrance doors, with fenced side boundaries and a wrought-iron railed front boundary.

The beautifully CHARMING and FULLY ENCLOSED rear garden is full of pride and personality! Predominantly laid to lawn, surrounded by beautifully planted borders and a vast degree of maturity. A crazy-paved pathway leads to the bottom of the garden, with provision for a garden shed. There is a lovely paved seating area, directly from the uPVC double glazed French doors in the living/ dining kitchen space. Perfect for a morning coffee! External wall light, additional security sensor light and an outside tap. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler installed in 2018 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: 1,512 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

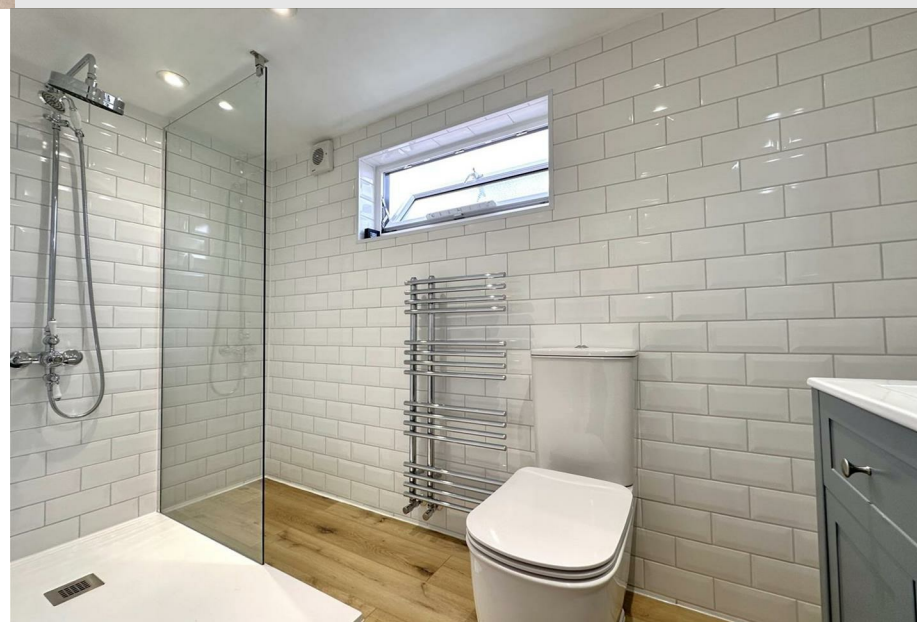
Local Authority:

Newark & Sherwood District Council.

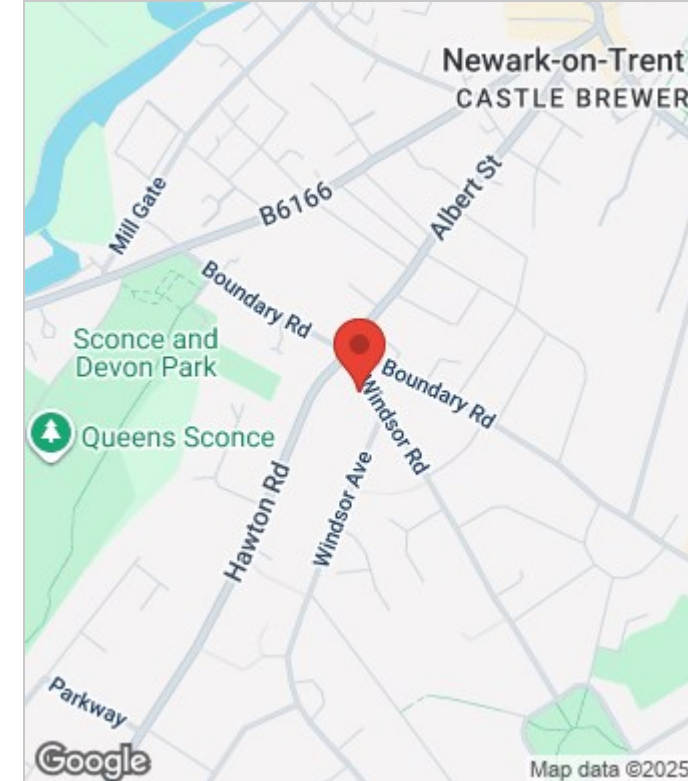
Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 