



Collis Close, Newark

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 OLIVER REILLY



Collis Close, Newark, Nottinghamshire

Asking Price: £275,000

- Superbly Presented Detached Home
- Delightful Cul-De-Sac Position
- Modern Kitchen & Stylish Bathroom
- Unspoiled Open Aspect To The Rear
- Excellent Scope To Extend (STPP)
- Three Well-Proportioned Bedrooms
- Two Reception Rooms & Conservatory
- Well-Appointed SOUTH FACING Garden
- Single Garage & Extensive Driveway
- NO CHAIN Tenure: Freehold: EPC: 'C'

WELCOME HOME! We've found what you've been waiting for!... A first class family home, nestled away within a quiet and highly sought after cul-de-sac position, situated in the highly desirable 'Beacon Heights' vicinity, providing ease of access onto the A1, A46 and into Newark Town Centre, whilst being within the catchment for Coddington C of E Primary School. This excellent residence has been impeccably presented, inside and out, benefitting from huge scope to be extended and adapted, if ever required, subject to relevant planning approvals. The property's inviting layout comprises: Welcoming entrance hall, spacious fitted kitchen, lovely bow-fronted lounge with feature fireplace, with inset multi-fuel burner and open plan access into a separate dining room and delightful conservatory. The first floor provides Three very WELL-PROPORTIONED bedrooms, with the master bedroom boasting extensive fitted wardrobes. There is also a STUNNING three-piece family bathroom. Externally, the property enjoys a well-appointed, highly private SOUTH FACING rear garden, with an alluring open aspect behind, showing glimpses of Belvoir Castle. The front aspect offers an extensive part gravelled driveway, with ample off street parking, sufficient enough for a caravan/ motor home, with access into an integral single garage with a NEWLY INSTALLED electric roller door. The rear garden has a large paved seating area, detached timber workshop, with power and lighting and a lovely 'Wine O'Clock' garden house. Further benefits of this wonderfully maintained home include uPVC double glazing throughout and gas central heating via a modern-day boiler. DO NOT MISS YOUR CHANCE to acquire this highly regarded home, presented to an impeccably high standard. Marketed with NO ONWARD CHAIN.



Entrance Hall: 15'4 x 6'7 (4.67m x 2.01m)

An inviting reception space, accessed via a NEWLY INSTALLED composite front entrance door. Providing laminate wood effect flooring and carpeted stairs rising to the first floor. Access into the lounge and kitchen. Max measurements provided.

Fitted Kitchen: 10'5 x 10'2 (3.18m x 3.10m)

Of generous proportion. Providing a complimentary range of wall and base units with worksurfaces over. Inset electric 'Bosch' oven with separate four ring gas hob with extractor fan above. Provision for freestanding fridge freezer, under counter dishwasher and washing machine. Access to the exposed central heating boiler. Useful walk-in under stairs storage cupboard. External uPVC side access door, leads out into the rear garden.

Bow-Fronted Lounge: 13'4 x 11'8 (4.06m x 3.56m)

A complimentary bow-fronted reception space, with newly fitted carpeted flooring and exposed feature fireplace, housing an inset multi-fuel burner. Open plan access leads into the dining room;

Dining Room: 8'9 x 8'8 (2.67m x 2.64m)

With continuation of the newly fitted carpeted flooring, with sliding doors leading into the conservatory;

Conservatory: 9'6 x 8'5 (2.90m x 2.57m)

Of part brick and uPVC construction with a pitched polycarbonate roof. Tiled flooring, power and lighting, with ceiling light/fan. Fitted blinds. uPVC double glazed French doors open out into the rear garden.

First Floor Landing: 7'9 x 6'1 (2.36m x 1.85m)

With carpeted flooring and oak bannister. Access to the airing cupboard, into three bedrooms and the family bathroom. Max measurements provided.

Master Bedroom: 13'8 x 11'4 (4.17m x 3.45m)

A VERY GENEROUS double bedroom with carpeted flooring. Providing extensive fitted wardrobes. Max measurements provided. Length reduces to 10'7 ft. (3.23m).

Bedroom Two: 13'8 x 8'9 (4.17m x 2.67m)

A further well-proportioned DOUBLE BEDROOM with carpeted flooring and delightful outlook over the rear garden, with far reaching views across to Belvoir Castle. Max measurements provided. Length reduces to 11'7 ft. (3.53m).

Bedroom Three: 9'1 x 8'5 (2.77m x 2.57m)

A sizeable single bedroom with carpeted flooring and useful over stairs storage cupboard. Loft hatch access point, providing partial boarding for storage purposes. Max measurements provided.





Family Bathroom: 8'1 x 5'6 (2.46m x 1.68m)
A STUNNING modern design. Providing a complimentary three-piece suite with marble effect tiled flooring and majority marble effect walled splash backs. Panelled bath with chrome mixer tap, electric shower facility and wall mounted shower screen, low level W.C and ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. With fitted blinds.

Integral Single Garage: 17'1 x 7'10 (5.21m x 2.39m)
With a NEWLY INSTALLED thermally insulated electric roller garage door and separate rear personnel access door. Flat roof with guarantee still in place. Providing scope to be utilised into additional living accommodation, if required. Subject to relevant approvals. Providing power and lighting.

Detached Timber Workshop: 14'1 x 10'10 (4.29m x 3.30m)
A detached timber workshop/ garden building with felt tiled roof, secure 5-point locked door and double glazed window to the front elevation. Providing power and lighting, with a wide array of double power sockets. There is huge scope for this to be utilised as a home office, home bar, gym or play room.

Externally:
The property stands on a generous 0.08 of an acre plot. The front aspect strongly benefits from an extensive driveway, with ample off street parking, sufficient enough for a twin-axle caravan or motor home. There is access into the integral garage. A secure timber left side access gate leads into the well-appointed and beautifully maintained SOUTH FACING garden. Predominantly laid to lawn with an extensive paved seating/ entertainment area. There is access into the detached timber workshop, with double-bay log store behind and a quaint and cosy 'Wine 'O'Clock' concealed seating area. There are fully fenced side and rear boundaries with a delightful open aspect behind, ensuring a high degree of privacy and tranquility, all day round.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a regularly serviced 'Worcester' boiler and uPVC double glazing throughout. This excludes a timber glazed window in the integral 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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,073 Square Ft.
Measurements are approximate and for guidance only. This includes the integral single garage.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: C' (71)



Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. There property is located close to a regular bus route, with a convenience store at the top of the street, located off Blatherwick Road. The neighboring village of Coddington also has two popular public houses and restaurants. The property also falls into the catchment for the highly popular Coddington C of E Primary school. 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.

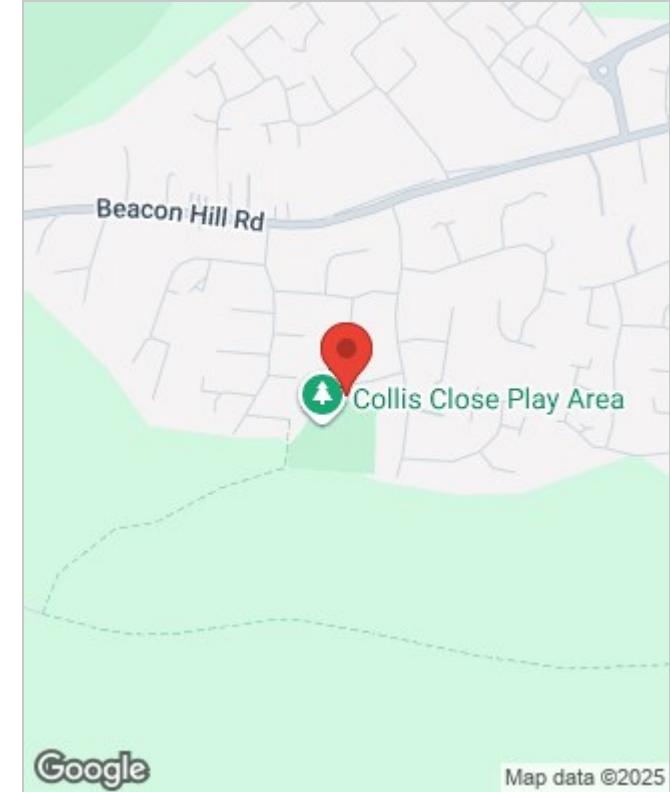
Draft Details-Awaiting Approval:

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.



GROUND FLOOR

1ST FLOOR



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		
	71	78
England & Wales		EU Directive 2002/91/EC