



Elm Avenue, Newark

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OLIVER REILLY



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Guide Price £300,000 - £325,000

- SUBSTANTIAL SEMI-DETACHED HOME
- WONDERFUL LOCATION! CLOSE TO AMENITIES
- SUPERB CONTEMPORARY KITCHEN & LARGE UTILITY ROOM
- EXPANSIVE & ADAPTABLE ACCOMODATION
- DETACHED SINGLE GARAGE & DRIVEWAY
- SIGNIFICANTLY EXTENDED LAYOUT
- TWO RECEPTION ROOMS & CONSERVATORY!
- STUNNING GF SHOWER ROOM & FIRST FLOOR BATHROOM
- LOVELY LOW-MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price: £300,000 - £325,000. SIMPLY STUNNING & SUBSTANTIALLY EXTENDED...!
 Not only does Elm Avenue have ROOM FOR THE WHOLE FAMILY but it immediately looks the part, stands proud and will INSTANTLY FEEL LIKE HOME... From the moment you walk inside!
 Having been thoughtfully improved and extended, this well-rounded residence occupies a desirable residential position, in one of Newark's MOST SOUGHT-AFTER SETTING'S!... Close to the Town Centre and surrounding amenities.
 If you're on the lookout for an abundance of versatile living space, then LOOK NO FURTHER!.. This SPECIAL SEMI-DETACHED HOME boasts an expansive 1,300 square/ft layout, which remains free-flowing and highly adaptable. The copious accommodation comprises: Inviting entrance hall, a large utility room with integrated appliances, a STUNNING SHOWER ROOM, bay-fronted lounge with log burner and a MAGNIFICENT OPEN-PLAN DINING KITCHEN. Hosting integrated appliances and access into a lovely conservatory, with attached integrated store, overlooking the private garden.
 The galleried first-floor landing enjoys FOUR DOUBLE BEDROOMS and a modern three-piece bathroom.
 Externally, the house occupies a CAPTIVATING CORNER PLOT with an unspoiled tree-lined front outlook. The delightful family-friendly rear garden promotes minimal maintenance and maximum enjoyment, with a range of secluded seating areas and access into a DETACHED SINGLE GARAGE. Equipped with power and lighting. There is a driveway in front of the garage, located off Bancroft Road.
 Additional benefits of this exquisite and SYMPATHETICALLY STUNNING home include uPVC double glazing, gas central heating and provision of an EV charger.
 ONE NOT TO BE MISSED!... Internal viewings are VITAL- in order to fully appreciate the magnitude of space and style! All whilst set in a hugely popular location!



ENTRANCE HALL:	14'1 x 5'5 (4.29m x 1.65m)
SPACIOUS UTILITY ROOM:	10'2 x 8'2 (3.10m x 2.49m)
GROUND FLOOR SHOWER ROOM:	9'10 x 4'9 (3.00m x 1.45m)
BAY-FRONTED LOUNGE:	12'5 x 10'10 (3.78m x 3.30m)
MODERN KITCHEN:	12'10 x 8'5 (3.91m x 2.57m)
OPEN-PLAN DINING ROOM:	11'7 x 10'9 (3.53m x 3.28m)
CONSERVATORY:	12'5 x 6'6 (3.78m x 1.98m)
INTEGRAL STORE:	5'2 x 2'8 (1.57m x 0.81m)
Equipped with power and lighting. Hosting excellent internal storage options.	
GALLERIED FIRST-FLOOR LANDING:	13'10 x 9'4 (4.22m x 2.84m)
MASTER BEDROOM:	13'7 x 10'3 (4.14m x 3.12m)
BEDROOM TWO:	12'8 x 9'4 (3.86m x 2.84m)
Max measurements provided up to fitted wardrobes.	
BEDROOM THREE:	11'6 x 10'6 (3.51m x 3.20m)
BEDROOM FOUR:	10'9 x 10'8 (3.28m x 3.25m)
Max measurements provided	
FAMILY BATHROOM:	8'5 x 5'9 (2.57m x 1.75m)
DETACHED SINGLE GARAGE:	20'5 x 8'7 (6.22m x 2.62m)
Of brick-built construction with a sloped EPDM Membrane roof. Replaced in 2019. Accessed via a manual up/over garage door. Equipped with power and lighting, via two ceiling strip-lights. uPVC double glazed window to the side elevation. A right sided wooden personal door, gives access to the rear garden.	



EXTERNALLY:

The property occupies a magnificent corner plot position. Close to amenities in Newark and Balderton. The front aspect is greeted with a low-level double wrought-iron personal gated entrance, with concrete pathway leading to the composite front entrance door. The front garden is laid to lawn, with medium height walled front and side boundaries. The lovely, low-maintenance, enclosed rear garden is predominantly laid to lawn. Hosting a variety of secluded seating areas, with gravelled, paved and a raised decked hard-standing. Enjoying a range of spaces, to relax and unwind. A paved pathway leads to the side personal door to the garage and provision for an EV car charger. The pathway continues around the back of the garage, to a wrought-iron personal gate, onto the concrete driveway. There is an outside tap, external light, mature tree, 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: 1,340 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (71)

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. 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:

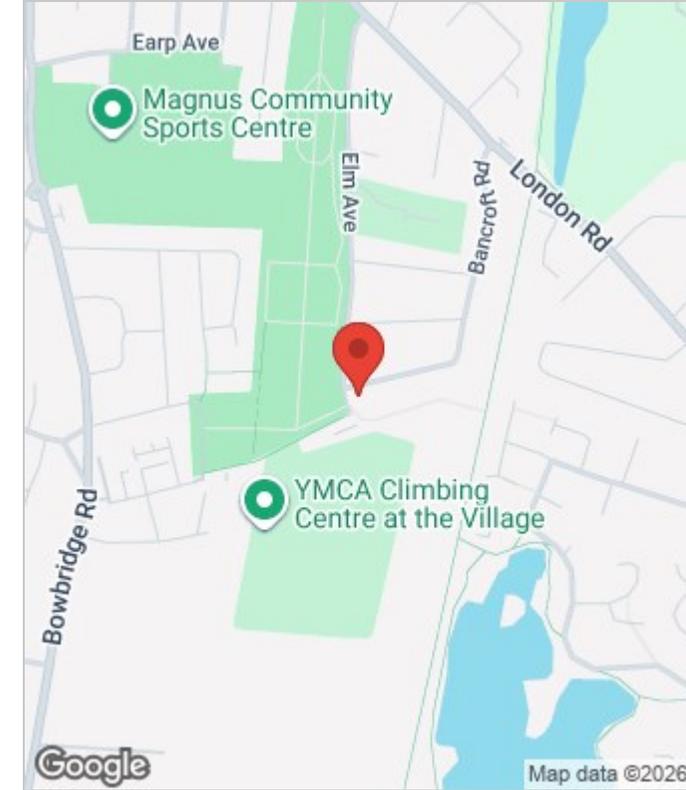
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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		
(81-91) B		
(69-80) C	71	78
(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	