



Saucemere Drive, Newark

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OLIVER REILLY



Saucemere Drive, Newark

- MAGNIFICENT EXTENDED DETACHED HOME
- ATTRACTIVE & CENTRAL CUL-DE-SAC
- TWO RECEPTIONS ROOMS & GF W.C
- INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- PRIME LOCATION! CLOSE TO AMENITIES & MAIN ROAD LINKS
- FOUR BEDROOMS
- WONDERFUL OPEN-PLAN LIVING/DINING KITCHEN
- STYLISH MODERN EN-SUITE & BATHROOM
- BEAUTIFULLY LANDSCAPED & LOW-MAINTENANCE GARDEN
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'C'

Guide Price £350,000 - £375,000



RECEPTION HALL: Max measurements provided.	17'5 x 4'2 (5.31m x 1.27m)
GROUND FLOOR W.C:	5'5 x 3'6 (1.65m x 1.07m)
CLOAKROOM:	5'5 x 4'2 (1.65m x 1.27m)
SUPERB MODERN KITCHEN: The attractive 'Utopia' kitchen is of stylish contemporary design. Hosting granite work surfaces. A range of soft-close fitted wall, drawer and base units. A full-range of integrated 'Bosch' and 'Siemens' appliances and under-counter wall lighting.	11'3 x 9'9 (3.43m x 2.97m)
OPEN-PLAN LIVING/DINING SPACE: A magnificent, versatile, bright and airy multi-functional family-sized space. Hosting oak flooring, a complementary feature fireplace housing an inset 'GAZCO' gas (living flame) fire with floor to ceiling tiled chimney breast. There is air-conditioning, two large Velux roof-lights, two uPVC double glazed windows to the rear elevation and one to the left side elevation. uPVC double glazed French doors open out to the landscaped garden. Promising to be the perfect space for any growing family or for entertaining!	19'9 x 12'8 (6.02m x 3.86m)
LOUNGE:	12'4 x 11'6 (3.76m x 3.51m)
STUDY:	10'1 x 8'7 (3.07m x 2.62m)
FIRST FLOOR LANDING: With loft hatch access point. Providing a pull-down ladder, lighting and partial boarding for storage.	16'1 x 6'1 (4.90m x 1.85m)
MASTER BEDROOM:	10'4 x 10'3 (3.15m x 3.12m)
STYLISH EN-SUITE SHOWER ROOM: Max measurements provided.	7'11 x 5'3 (2.41m x 1.60m)
BEDROOM TWO:	9'5 x 9'2 (2.87m x 2.79m)
BEDROOM THREE: Max measurements provided.	10'6 x 9'5 (3.20m x 2.87m)
BEDROOM FOUR: Max measurements provided.	10'9 x 8'2 (3.28m x 2.49m)
CONTEMPORARY FAMILY BATHROOM:	6'7 x 5'5 (2.01m x 1.65m)





INTEGRAL SINGLE GARAGE: 17'6 x 8'6 (5.33m x 2.59m)
 Accessed via a manual up/over garage door. Equipped with power and lighting. Access to the 'IDEAL' gas fired boiler and wall mounted central heating thermostat. A left sided personal fire door leads into the reception hall. The garage provides excellent scope to be adapted into further living accommodation. Subject to relevant approvals.

EXTERNALLY:
 The property commands an excellent position, set in a quiet and central residential cul-de-sac. Close to the Town Centre. The house stands proud on a captivating 0.09 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto a multi-vehicle tarmac driveway, with EV charger, side-by-side parking and access into the integral single garage. The well-tended front garden is laid to lawn. Enjoying a range of complementary planted borders. A small block paved pathway leads to the front entrance door, with external up/ down light and open storm canopy. A secure timber personal access gate to both the left and side right elevation both lead down to the BEAUTIFULLY LANDSCAPED REAR GARDEN. Predominantly laid to artificial lawn, with attractive, gravelled and planted borders. There is a large paved outdoor entertainment space with four external lights, BBQ area with external fireplace, a double external power socket, outside tap, a partial decked seating area and access into two sizeable timber garden sheds. The left side aspect remains equally landscaped and predominantly gravelled. 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 modern boiler, installed in 2018, air-conditioning, a functional alarm system, an EV charger 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: 1,366 Square Ft.
 Measurements are approximate and for guidance only. This includes the integral single garage.

Tenure: Freehold.
 Sold with vacant possession on completion.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (75)
 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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on a highly sought-after cul-de-sac, 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:

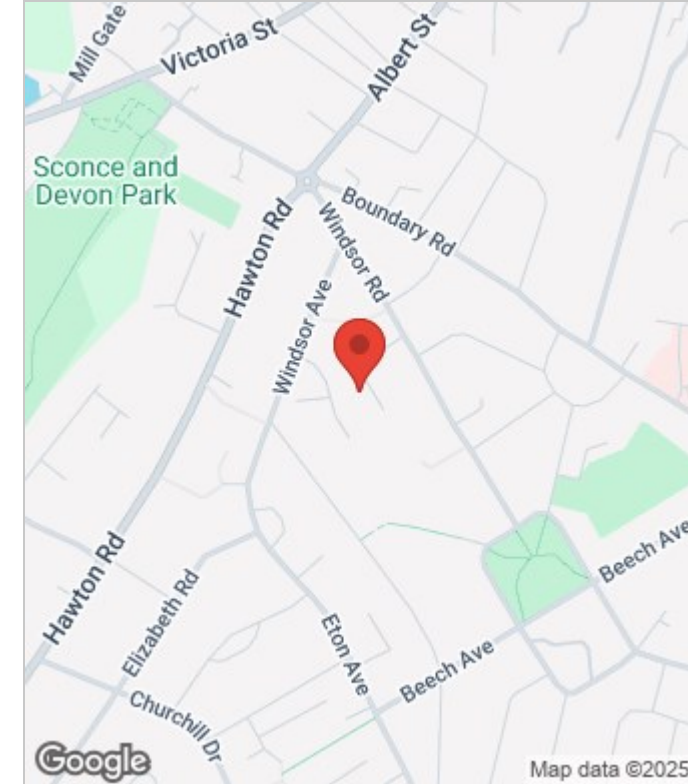
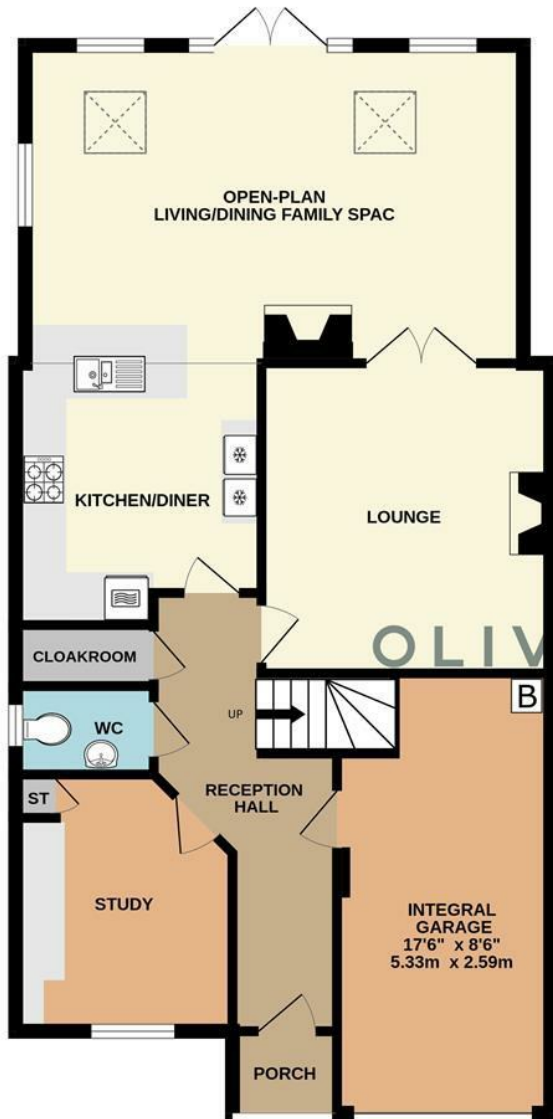
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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 