



St. Catherines Close, Newark

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 OLIVER REILLY







# St. Catherines Close, Newark

- STUNNING SEMI-DETACHED BUNGALOW
- HIGHLY SOUGHT-AFTER CUL-DE-SAC
- DUAL-ASPECT LOUNGE/DINER
- AMPLE OFF-STREET PARKING
- EASE OF ACCESS TO TOWN CENTRE & AMENITIES
- TWO DOUBLE BEDROOMS
- EXTENSIVELY REFURBISHED
- STYLISH KITCHEN & FOUR-PIECE BATHROOM
- WELL-APPOINTED PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

## AS GOOD AS NEW...!

This exceptionally IMPRESSIVE semi-detached bungalow has undergone a SIGNIFICANT TRANSFORMATION! Creating a BRIGHT & BEAUTIFUL internal design, completed to a a very high standard.

This SYMPATHETICALLY STUNNING home enjoys a CAPTIVATING CORNER PLOT POSITION. At the head of an in-demand, quiet and centrally situated cul-de-sac. A stones throw away from the hustle and bustle of Newark Town Centre. Close to a bus route, an array of amenities and transport links. Including ease of access onto the A46 and A1.

The excellent condition is apparent from the moment you STEP INSIDE. Enhanced by a spacious and FREE-FLOWING layout, comprising: Entrance hall, a sizeable DUAL-ASPECT lounge/diner, STYLISH KITCHEN. Hosting a range of integrated appliances. TWO DOUBLE BEDROOMS and a magnificent FOUR-PIECE BATHROOM.

Externally, the bungalow boasts a fabulous plot. The front aspect is greeted via an EXTENSIVE MULTI-CAR DRIVEWAY, with sufficient space and potential for a detached garage. There is also great scope to adapt the frontage for further off-street parking, if required.

The generous and HIGHLY-PRIVATE rear garden is a real blank canvas. Crying out for you to inject your own personality. There is sufficient space for a sizeable extension. Subject to relevant planning approvals.

Further benefits of this attractive and uplifted residence include uPVC double glazing, gas central heating via a NEWLY INSTALLED SYSTEM in the last year and a new electrical consumer unit.

Showcasing all you can want... AND MORE..! The only thing left missing.. .IS YOU!

Marketed with \*\*NO ONWARD CHAIN!\*\*



Guide Price £250,000



### ENTRANCE HALL:

13'1 x 6'7 (3.99m x 2.01m)

Accessed via an obscure patterned uPVC double glazed front door. Providing BRAND NEW carpeted flooring, a double panel radiator, two ceiling light fittings, smoke alarm, loft hatch access point, wall mounted central heating/hot water control panel and a fitted airing cupboard. Housing the newly installed 'VOKERA' gas combination boiler. The hallway gives access into the four-piece bathroom, kitchen, two double bedrooms and lounge/diner. All via complementary oak internal doors.

### DUAL-ASPECT LOUNGE/DINER:

14'4 x 11'10 (4.37m x 3.61m)

A sizeable dual-aspect reception room. Providing BRAND NEW carpeted flooring, a central ceiling light fitting, double panel radiator, TV/telephone connectivity point, an extensive range of double power sockets and a central feature fireplace. Housing and inset electric fire with raised hearth and decorative surround. uPVC double glazed window to the front and side elevation. Max measurements provided.

### STUNNING CONTEMPORARY KITCHEN:

12'8 x 9'1 (3.86m x 2.77m)

Of eye-catching modern design, with grey tile-effect flooring. The high quality and BRAND NEW INSTALLED contemporary shaker-style kitchen provides a range of dove grey wall, drawer and base units with laminate wood-effect roll-top work surfaces over and up-stands behind. Inset 'CDA' 1.5 bowl sink with chrome mixer tap and drainer. Integrated medium height 'CDA' electric oven, separate for ring induction hob with concealed extractor hood above. Integrated fridge freezer, dishwasher and large larder cupboard housing the electrical RCD consumer unit. Under-counter plumbing/provision for a washing machine. Sufficient space for a small dining table and chairs. Recessed ceiling spotlights, double panel radiator, smoke alarm and a uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door gives access out to the garden.

### MASTER BEDROOM:

11'4 x 11'1 (3.45m x 3.38m)

A copious principle DOUBLE bedroom, located at the front of the bungalow. Providing BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator, extensive double power sockets and a uPVC double glazed window to the front elevation.

### BEDROOM TWO:

12'2 x 11'2 (3.71m x 3.40m)

A further DOUBLE bedroom, located at the rear of the bungalow. Providing BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator a range of double power sockets and a uPVC double glazed window to the rear elevation. Max measurements provided.

### STYLISH FOUR-PIECE BATHROOM:

9'1 x 6'10 (2.77m x 2.08m)

Of STUNNING modern design. Providing grey tile-effect flooring. The complementary four-piece suite comprises: Panelled bath with chrome mixer tap and medium height grey wall tiled splash-back's. A corner fitted shower cubicle with mains shower facility and floor to ceiling patterned aqua boarding. A low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap, partial wall tiled splash-backs and an illuminated vanity mirror above. Inset to a fitted vanity storage unit. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.





**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 bungalow STANDS PROUD at the head of a charming and quiet cul-de-sac. The extensive front aspect provides dropped kerb vehicular access onto a large concrete tandem driveway. Ensuring AMPLE OFF-STREET PARKING. The well-tended front garden is of general low maintenance and predominately gravelled with an array of established bushes/ shrubs. A concrete pathway leads to the front entrance door, with two external up/ down lights. A secure right sided timber gate opens into the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn and showcasing a real BLANK CANVAS for you to MAKE YOUR MARK. Hard-standing to the side aspect, with provisional space for a large garage. Subject to relevant approvals. There is a an outside tap, mature privet hedged rear boundary and fenced side boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a BRAND NEW combination boiler 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: 662 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 'B'**

**EPC: Energy Performance Rating: 'D' (69)**

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 set in a HIGHLY SOUGHT-AFTER cul-de-sac. Conveniently located in a highly sought after residential location, approximately 1 mile away from the Town Centre. 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself is a stones throw away from the delightful Sconce and Devon Park. Perfect for idyllic walks with or without the dog!

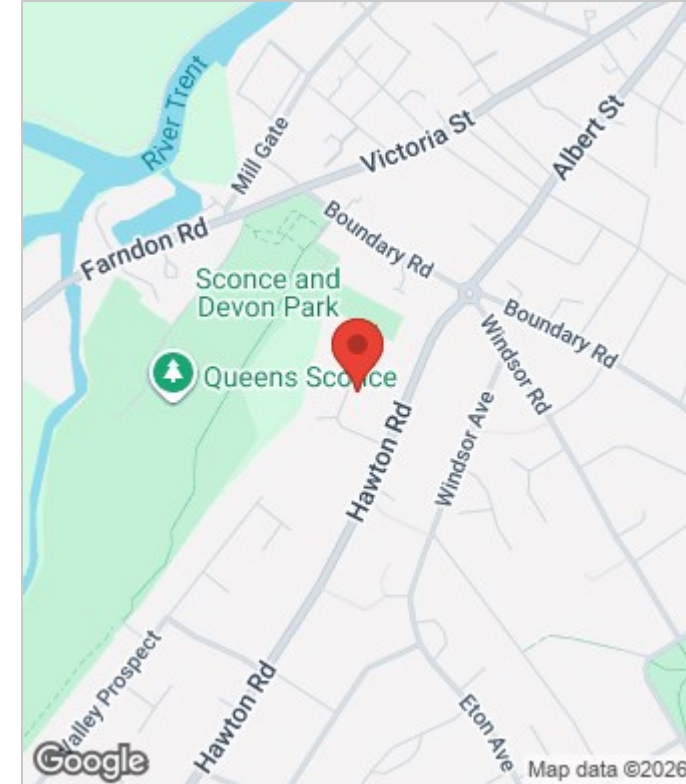








## GROUND FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	