



Green Avenue, Newark

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OLIVER REILLY







# Green Avenue, Newark

- STUNNING MODERN HOME
- QUIET & CONVENIENT CENTRAL LOCATION
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- LOVELY LANDSCAPED REAR GARDEN
- SUBLIME CONDITION. INSIDE & OUT!
- THREE WELL-PROPOERTIONED BEDROOMS
- OPEN-PLAN LIVING SPACE WITH BI-FOLD DOORS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- AMPLE PARKING VIA SHARED CARPORT & DRIVEWAY TO REAR
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'B' (84)

A HOME TO BE PROUD OF!...

Feast your eyes on this MARVELLOUS MODERN BEAUTY! Steeped in STYLE & QUALITY from the moment you step inside.

This impressive contemporary home is the epitome of excellence!... Constructed in the last three years and remaining under NHBC warranty. Boasting SHOW HOME CONDITION throughout its bright and airy layout.

Not only is this lovely home energy-efficient and low maintenance it enjoys a QUIET CENTRAL POSITION. Hosting CONVENIENCE IN ABUNDANCE. Lying close to a wide range of amenities, schools and transport links.

The deceptively spacious accommodation comprises: Inviting entrance hall, ground floor W.C an EXPANSIVE 17FT OPEN-PLAN LIVING SPACE, free-flowing through to an eye-catching kitchen. Boasting a full range of integrated appliances. This cleverly-connected layout is enhanced further by BI-FOLD DOORS that seamlessly connect the indoor space with outside! This design not only allows for an abundance of natural light but also creates a wonderful addition for alfresco dining and summer gatherings.

The first floor hosts a superb family bathroom, THREE EXCELLENT SIZED BEDROOMS and a lavish EN-SUITE SHOWER ROOM. Enhancing the master bedroom!

Externally, the BEAUTIFUL LOW-MAINTENANCE GARDEN is a real show-piece! Promising minimal maintenance and maximum enjoyment! This leads down to a large shared carport, where there are ample parking options via a block paved driveway.

Further benefits of this STRIKING, SPACIOUS and SUPERB residence include uPVC double glazing, gas central heating, complementary oak doors throughout and an alarm system.

SEE IT. OWN IT. ENJOY IT!!! Viewings are ESSENTAL for a full sense of appreciation!



Asking Price: £250,000



ENTRANCE HALL:	10'4 x 4'8 (3.15m x 1.42m)
GROUND FLOOR W.C:	6'10 x 3'5 (2.08m x 1.04m)
SUPERB OPEN-PLAN LIVING/DINING SPACE:	17'6 x 17'2 (5.33m x 5.23m)
Max measurements provided.	
STYLISH MODERN KITCHEN:	10'4 x 8'6 (3.15m x 2.59m)
Hosting an integrated electric oven, separate four ring gas hob. Integrated dishwasher, fridge freezer, washer/dryer and bin storage.	
FIRST FLOOR LANDING:	7'6 x 5'3 (2.29m x 1.60m)
MASTER BEDROOM:	14'4 x 10'2 (4.37m x 3.10m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	6'10 x 4'4 (2.08m x 1.32m)
BEDROOM TWO:	13'3 x 8'8 (4.04m x 2.64m)
BEDROOM THREE:	10'5 x 8'5 (3.18m x 2.57m)
Max measurements provided.	
FIRST FLOOR BATHROOM:	6'9 x 5'5 (2.06m x 1.65m)
DETACHED SHARED CARPORT:	22'3 x 18'8 (6.78m x 5.69m)
Of brick pillared construction with a pitched tiled roof and tarmac shared driveway. Ensuring under-cover car parking. Located to the rear of the house. An additional allocated parking space is located in front of the carport, ensuring there are two allocated spaces associated with the property. Max measurements provided for full dimension of the shared carport space.	





#### EXTERNALLY:

This attractive modern home lies in a quiet residential area. Convenient for access to the Town Centre, main road links and amenities. The front aspect is greeted with a paved pathway, leading to the front entrance door, with storm canopy above, external up/ down light and an attached external store. The front garden is laid to lawn, with partially planted borders and a metal fenced front boundary.

The attractive low-maintenance rear garden is a joy to behold. Predominantly laid to lawn with partial slate borders and a large paved patio/ seating area. Directly accessed from the BI-DOLD DOORS in the OPEN-PLAN living space. A perfect place to relax and entertain!

There is an outside tap, external wall light, fully fenced side and rear boundaries. A secure wooden rear personal access gate open to the shared carport and secluded parking facilities.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a functional alarm system 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Approximate Size: 960 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'B' (84)

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 popular residential location, within close proximity and potential walking distance into 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 marketplace 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.

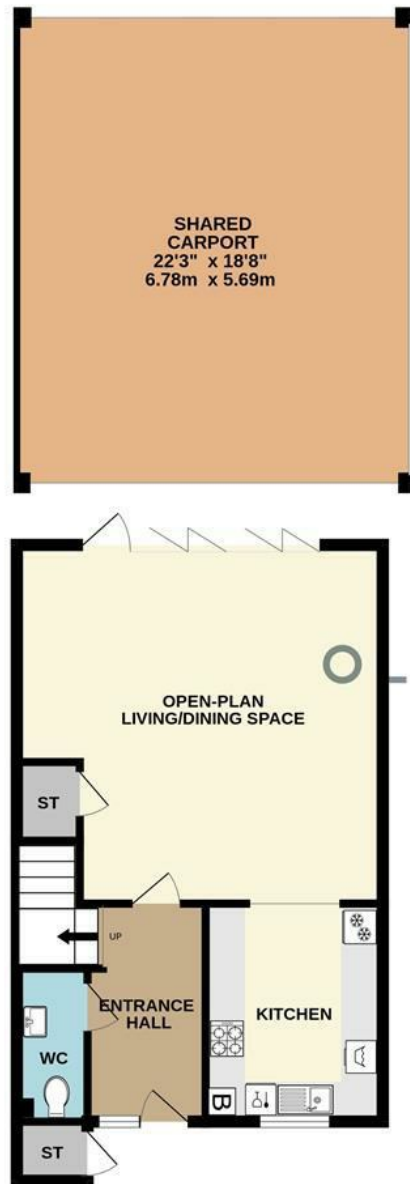








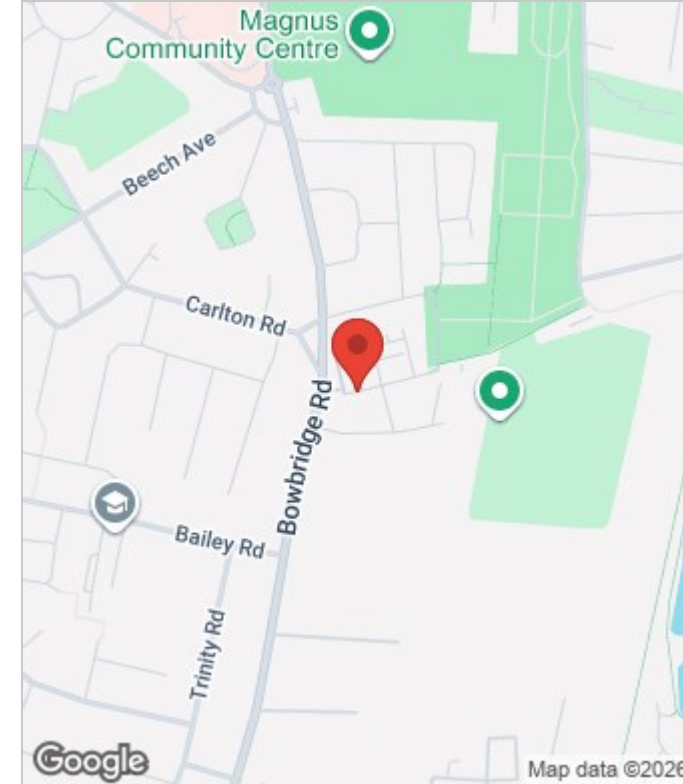
GROUND FLOOR



1ST FLOOR



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	