



Ribbon Pond Drive, Middlebeck, Newark

 4  2  1  B


OLIVER REILLY



Ribbon Pond Drive, Middlebeck, Newark

Guide Price £290,000 - £300,000

- SUPERB DETACHED FAMILY HOME
- POPULAR LOCATION! CLOSE TO AMENITIES!
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- PRIME & CONVENIENT FOR MAIN ROAD LINKS
- FOUR BEDROOMS
- GENEROUS OPEN-PLAN DINING KITCHEN
- GENEROUS DUAL-ASPECT LIVING/FAMILY ROOM
- WELL-APPOINTED ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B'

Guide Price: £290,000 - £300,000. This excellent four-bedroom detached family home has immediate kerb appeal, from the moment you arrive! The property STANDS PROUD on a magnificent plot. Located in a hugely popular family-orientated setting. Boasting ease of access to amenities, schools and transport links. Whilst remaining only a stones throw away from the hustle and bustle of Newark Town Centre.

Not only is this superb contemporary home easy on the eye... It boasts a BRIGHT & AIRY internal layout, spanning almost 1,200 square/ft of accommodation, comprising: Inviting entrance hall, a HUGE 20FT LIVING ROOM, an inner hallway, ground floor W.C and a MAGNIFICENT OPEN-PLAN DINING KITCHEN. Showcasing a range of integrated appliances, a utility cupboard and BI-FOLD DOORS opening out onto a charming paved seating area.

The first floor hosts a fabulous family bathroom and FOUR BEDROOMS. The mater bedroom is enhanced by an attractive MODERN EN-SUITE SHOWER ROOM. Bedroom four also benefits extensive fitted wardrobes.

Externally, the property occupies a WONDERFUL & WELL-APPOINTED PLOT. Enjoying a well-appointed yet low-maintenance rear garden, with a paved outdoor entertainment space, with timber-framed pergola. There is a private MULTI-VEHCILE driveway to the rear of the property, giving access into a DETACHED SINGLE GARAGE. (Vehicular access is behind the house, off Cardington Way).

Additional benefits of this STRIKING, SPACIOUS and STYLISH home include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: B).

SIMPLY A MUST-SEE!!!!... If you're longing for a fantastic family home, that TICKS ALL YOUR BOXES... Look no further! Do not delay...Book your viewing TODAY!!!



ENTRANCE HALL:	6'8 x 6'6 (2.03m x 1.98m)
GENEROUS DUAL-ASPECT LIVING ROOM:	20'4 x 10'5 (6.20m x 3.18m)
INNER HALL:	9'2 x 3'4 (2.79m x 1.02m)
GROUND FLOOR W.C:	5'11 x 4'10 (1.80m x 1.47m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	20'4 x 11'1 (6.20m x 3.38m)
UTILITY CUPBOARD:	4'2 x 2'3 (1.27m x 0.69m)
FIRST FLOOR LANDING:	14'6 x 3'4 (4.42m x 1.02m)
MASTER BEDROOM: Max measurements provided.	11'10 x 11'0 (3.61m x 3.35m)
EN-SUITE SHOWER ROOM:	9'2 x 4'6 (2.79m x 1.37m)
BEDROOM TWO:	10'8 x 10'0 (3.25m x 3.05m)
BEDROOM THREE:	10'1 x 7'1 (3.07m x 2.16m)
BEDROOM FOUR:	6'10 x 6'6 (2.08m x 1.98m)
STYLISH FAMILY BATHROOM:	7'10 x 6'6 (2.39m x 1.98m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Approximate measurements	20'10 x 10'0 (6.35m x 3.05m)





EXTERNALLY:

This attractive family home is positioned in captivating residential area. Close to amenities, main roads and popular schools.

The front aspect provides a paved pathway, leading to the entrance door. The lovely front garden is laid to lawn with established bushes and partial planted borders. Hosting a range of colour and maturity. There is a wrought-iron fenced front boundary. The paved pathway leads round to a secure wooden personal gate, opening into the well-appointed and LOW-MAINTENANCE rear garden. Predominantly laid to lawn. Enjoying a large paved patio, with timber framed pergola. Hosting a perfect external space to relax and unwind. There is an additional decked seating space, an outside tap and double external power socket. There are fully fenced side and rear boundaries. A right sided wooden personal gate opens onto the MULTI-VEHICLE TARMAC DRIVEWAY, which in turn gives access into the DETACHED SINGLE GARAGE. PLEASE NOTE: The driveway and garage is accessed from Cardington Way.

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: 1,180 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 'D'

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 highly sought after residential location, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.



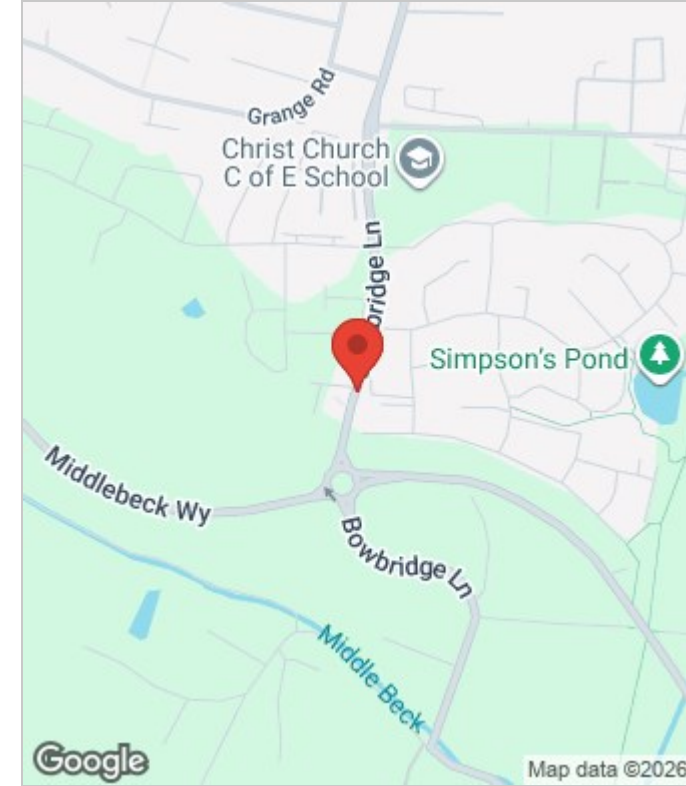


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	