



Magdalene View, Newark

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 OLIVER REILLY



# Magdalene View, Newark

Asking Price: £350,000

- STUNNING DETACHED FAMILY HOME
- PRIME CENTRAL CUL-DE-SAC
- SUPERB CONTEMPORARY DINING KITCHEN
- FABULOUS FIRST FLOOR BATHROOM & TWO EN-SUITES
- DETACHED GARAGE & DRIVEWAY
- FOUR WELL-PROPORTIONED BEDROOMS
- THREE LOVELY RECEPTION ROOMS
- MODERN GF W.C & UTILITY ROOM
- SOUTH-FACING & LOW-MAINTENANCE ENCLOSED GARDEN
- EXCEPTIONAL CONDITION! Tenure: Freehold EPC 'tbc'



## THE ULTIMATE FAMILY HOME AWAITS!

Showcasing SPACE, STYLE & SOPHISTICATION... IN ABUNDANCE! This impressive detached family home is NOT TO BE MISSED! Having been significantly improved from its original design and presentation.

This eye-catching CONTEMPORARY GEM is STYLED TO PERFECTION!...Pleasantly positioned in a highly desirable, convenient and central cul-de-sac. Promoting ease of access to main road links, amenities, schools and the hustle and bustle of Newark Town Centre!

This all round family-friendly residence is A REAL BOX TICKER! Promoting flexible living accommodation, set to an EXCEPTIONALLY HIGH STANDARD! The copious internal layout spans in excess of 1,200 square/ft comprising: Inviting entrance hall with Karndean flooring, a stylish ground floor W.C, FABULOUS DINING KITCHEN, a separate utility room and THREE GENEROUS RECEPTION ROOMS. All enhancing the adaptability, to suit YOU!

The first floor promotes FOUR EXCELLENT SIZED BEROOMS. Two of which boast a STUNNING EN-SUITE SHOWER ROOM. Equally matched by the GORGEOUS FAMILY BATHROOM.

Externally, not only is the house primely positioned, it enjoys a charming, low-maintenance and SOUTH FACING REAR GARDEN, with a large paved seating area. The left side aspect has a private driveway, leading to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

Further benefits of this SLEEK & SUBLIME home include uPVC double glazing and gas central heating, via a modern boiler and condensing cylinder. Both installed in 2025.

YOUR IDEAL FAMILY HOME IS HERE! Presented to a tastefully high standard, oozing CLASS & QUALITY from the moment you step inside! The only thing that's missing... IS YOU!!!

<b>ENTRANCE HALL:</b>	14'6 x 6' (4.42m x 1.83m)
<b>GROUND FLOOR W.C:</b>	6'7 x 2'8 (2.01m x 0.81m)
<b>FABULOUS DINING KITCHEN:</b>	12'1 x 10'8 (3.68m x 3.25m)
<b>UTILITY ROOM:</b>	6'7 x 5'3 (2.01m x 1.60m)
<b>LARGE LIVING ROOM:</b>	15'3 x 11'4 (4.65m x 3.45m)
<b>DINING ROOM:</b>	10'5 x 8'10 (3.18m x 2.69m)
<b>STUDY/ PLAY ROOM:</b>	8'3 x 7'8 (2.51m x 2.34m)
<b>FIRST FLOOR LANDING:</b>	9'10 x 5'6 (3.00m x 1.68m)
<b>MASTER BEDROOM:</b> Max measurements provided.	15'6 x 10'11 (4.72m x 3.33m)
<b>MASTER EN-SUITE:</b> Max measurements provided.	7'1 x 4'7 (2.16m x 1.40m)
<b>BEDROOM TWO:</b> Max measurements provided.	11'9 x 10'1 (3.58m x 3.07m)
<b>EN-SUITE SHOWER ROOM:</b>	6'6 x 5'9 (1.98m x 1.75m)
<b>BEDROOM THREE:</b>	10'2 x 8'6 (3.10m x 2.59m)
<b>BEDROOM FOUR:</b> Max measurements provided.	9'9 x 8'8 (2.97m x 2.64m)
<b>STYLISH FAMILY BATHROOM:</b>	7'6 x 5'5 (2.29m x 1.65m)
<b>DETACHED SINGLE GARAGE:</b> Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head storage.	17'8 x 8'9 (5.38m x 2.67m)





#### **EXTERNALLY:**

This attractive modern home is situated in a highly rated cul-de-sac, close to Newark Town Centre, amenities and main road links. Showcasing ease of access onto the A1 and A46. The front aspect provides a paved pathway, leading to the entrance door, with external wall light and sloped roof storm canopy above. The established front garden is predominantly gravelled, hosting an array of mature bushes and shrubs. There is a hedged front boundary. The left side aspect hosts dropped kerb vehicular access onto a tarmac driveway, with access to a DETACHED SINGLE GARAGE. a secure timber personal gate opens onto the side aspect of the property, with a gravelled seating area and paved pathway, leading to the LOVELY LOW-MAINTENANCE REAR GARDEN. Partially laid to artificial lawn, also gravelled and SOUTH-FACING! Enjoying a large paved seating area, directly from the uPVC double glazed French doors into the living room. There is provision for a summer house (with power), an external wall light and outside tap. There are 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 2025 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: 1,215 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: 'tbc'- On Order**

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 on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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 an 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.

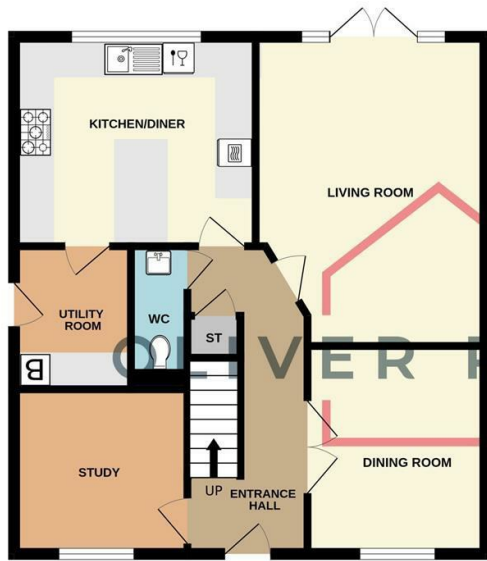
#### **Draft Details-Awaiting Approval:**

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.

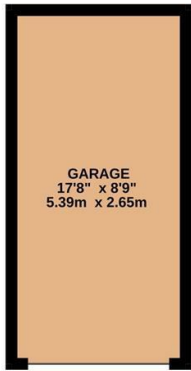
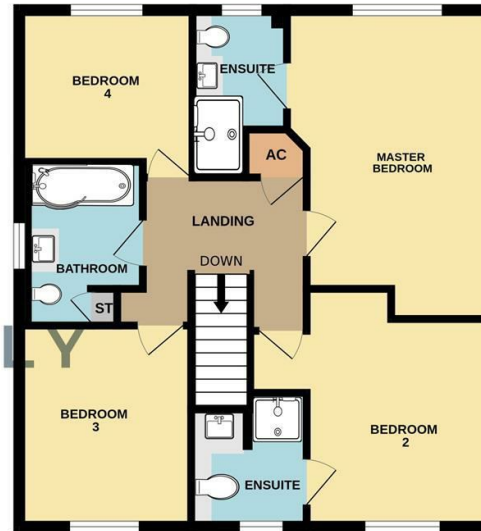




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

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