



Whomsley Close, Newark

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Guide Price £270,000

- MAGNIFICENT MODERN DETACHED HOME
- LOVELY CUL-DE-SAC SETTING! CLOSE TO AMENITIES!
- GENEROUS LOUNGE/DINER & BREAKFAST KITCHEN
- CAPTIVATING 0.17 OF AN ACRE CORNER PLOT WITH GREAT POTENTIAL
- WONDERFULLY PRIVATE REAR GARDEN WITH GATED CARPORT
- THREE BEDROOMS
- SPACIOUS & ADAPTABLE LAYOUT
- LARGE CONSERVATORY & STUNNING GF BATHROOM
- INTEGRAL GARAGE, HOME BAR, OUTBUILDING & HUGE DRIVEWAY
- EXCELLENT CONDITION! INTERNAL VIEWINGS ARE VITAL! Tenure: Freehold. EPC 'F'

"SOLD SOLD SOLD" !!! Thinking of selling or looking for a new agent ??? We require properties in this area for our "Hot Buyers" waiting to view your home.

Take a look at SOMETHING SPECIAL. A hugely impressive detached chalet home. Showcasing the epitome of contemporary living, presented to an exceptionally high standard.

This BRIGHT & BEAUTIFUL home is captivated by a HUGE CORNER PLOT. Promoting endless options and opportunities for you to take this home to the next level!

In addition to the attractive decor, the quiet, charming and convenient cul-de-sac setting provides ease of access to Newark Town Centre and onto the A1/ A46 corridors.

It's time to STEP INSIDE... and appreciate the FLAWLESS FREE-FLOWING DESIGN, that allows great living flexibility over two floors.

The welcoming internal layout comprises: Inviting entrance hall, a GENEROUS LOUNGE/DINER, extensive fitted kitchen, a large multi-functional conservatory, third bedroom/ study and a GORGEOUS MODERN BATHROOM.

The first floor provides TWO LOVELY DOUBLE BEDROOMS. One of which is enhanced by fitted wardrobes.

Externally, you'll be amazed by the PRIVACY, POTENTIAL & PRETTINESS of the captivating 0.17 OF AN ACRE PLOT. Greeted with a HUGE DRIVEWAY!... Allowing ample parking for a variety of vehicles, including a caravan/motorhome.

Leading down to an INTEGRAL SINGLE GARAGE. Secure double gates to the side aspect open to a large carport.

The picturesque rear garden promises an abys of tranquility. Having been delightfully maintained, whilst full of options and opportunities. There are a range of secluded seating areas, a large side entertainment porch, attached outbuilding//workshop and a SUPERB HOME BAR. Equipped with power, lighting and multi-purpose potential.

Additional benefits of this SPACIOUS, STRIKING & SCOPE-FILLED residence include uPVC double glazing and gas central heating, via a combination boiler, installed in the last 3 years.



ENTRANCE HALL:	11'8 x 5'9 (3.56m x 1.75m)
GENEROUS LOUNGE/DINER:	22'4 x 12'6 (6.81m x 3.81m)
EXTENSIVE BREAKFAST KITCHEN: Max measurements provided.	14'9 x 10'2 (4.50m x 3.10m)
LARGE CONSERVATORY: Of part brick and uPVC construction, with a sloped poly-carbonate roof. Providing ceramic tiled flooring, a large double panel radiator, power and lighting, via two wall light fittings. uPVC double glazed windows to the right side and rear elevations. uPVC double glazed French doors and a right sided uPVC double glazed personal door open out to the lovely, private and well-appointed rear garden.	21'6 x 8'6 (6.55m x 2.59m)
STYLISH MODERN BATHROOM: Max measurements provided.	8'6 x 7'3 (2.59m x 2.21m)
GROUND FLOOR BEDROOM (3)/ STUDY:	8'7 x 6'7 (2.62m x 2.01m)
FIRST FLOOR LANDING:	3'9 x 3'0 (1.14m x 0.91m)
MASTER BEDROOM:	12'6 x 11'6 (3.81m x 3.51m)
BEDROOM TWO:	12'6 x 10'2 (3.81m x 3.10m)
INTEGRAL SINGLE GARAGE: Of brick built construction, with a fibre glass roof. Accessed via a manual up/ over garage door. Equipped with power, lighting, a wooden window to the rear elevation and a right sided uPVC double glazed personal access door leads into the large conservatory. Promoting great scope to be utilised into additional living accommodation. Subject to relevant approvals.	17'5 x 8'9 (5.31m x 2.67m)
ATTACHED MULTI-PURPOSE HOME BAR: Of brick built construction. Accessed via an aluminium personal door. Equipped with power, lighting, internal timber cladding and wood-effect laminate flooring. Double glazed aluminium window to the right side and rear elevations. Currently setup as a magnificent home bar/ entertainment space. Offering great multi-purpose potential.	17'3 x 8'3 (5.26m x 2.51m)
OUTBUILDING/WORKSHOP: Approximate measurements. Of brick built construction, with a flat felt roof. Accessed via an obscure aluminium personal door, with an aluminium double glazed window to the left side elevation. Hosting great storage space and additional multi-use potential.	16'2 x 6'6 (4.93m x 1.98m)





EXTERNALLY:
This hugely impressive modern home occupies a wonderful corner plot position. Enhanced by its quiet and sought-after cul-de-sac setting. Close to main road links and Newark Town Centre. This attractive home stands on a MAGNIFICENT 0.17 OF AN ACRE PRIVATE PLOT. The front aspect is greeted with dropped kerb vehicular access onto A SUBSTANTIAL CONCRETE DRIVEWAY. Emphasising parking for a range of vehicles, including a caravan/ motorhome. There are two external wall lights and a raised wildlife garden, which could be adapted to create further parking spaces, if required. Secure right sided wooden double gates open through to a spacious timber-framed carport with poly-carbonate roof. Currently utilised for useful external storage. The front driveway continues down to a further paved driveway space, leading to the INTEGRAL SINGLE GARAGE and side entrance door, with external wall light and concealed gas meter. Part fenced/ open left side boundaries, fenced right side boundary and open front boundaries. A secure right sided external door opens through to a large 35ft SIDE ENTERTAINMENT PORCH. Extensively paved with brick pillars and a sloped poly-carbonate roof. Supplying two wall light fittings, a double external power socket and an outside tap. Showcasing a great, covered and secluded space to relax and unwind. Access into a useful attached outbuilding/ workshop. The WELL-APPOINTED PRIVATE GARDEN is simply a joy to behold. Predominantly laid to lawn, full of colour, tranquility and well-maintained planted borders. Hosting a range of established plants, bushes and shrubs. There are two raised decked seating terraces, partial raised plant beds, a slate shingled and gravelled spaces for seating/ potted plants. Access into the ATTACHED HOME BAR. The garden is immensely private, with part fenced, hedged and tree-lined borders. Enhancing the idyllic setting and retained privacy, all year round.

Approximate Size: 1,485 Square Ft.
Measurements are approximate and for guidance only. This includes the attached garage and home bar.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'BAXI' boiler, with a 'HIVE' system, installed in the last 3 years 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.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'F'
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 with ease of access onto the A1 and A46. 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. There is also access to Lincoln and Nottingham via Newark Castle station.

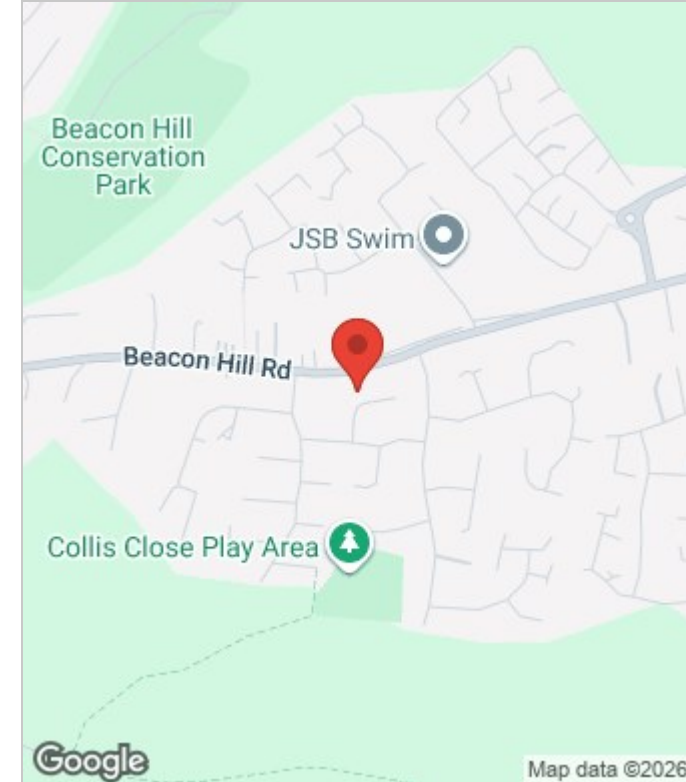
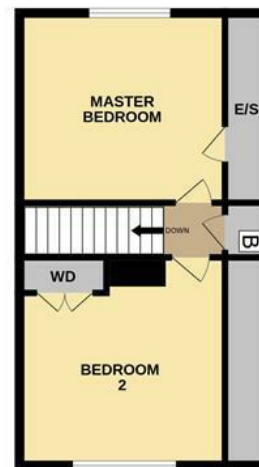
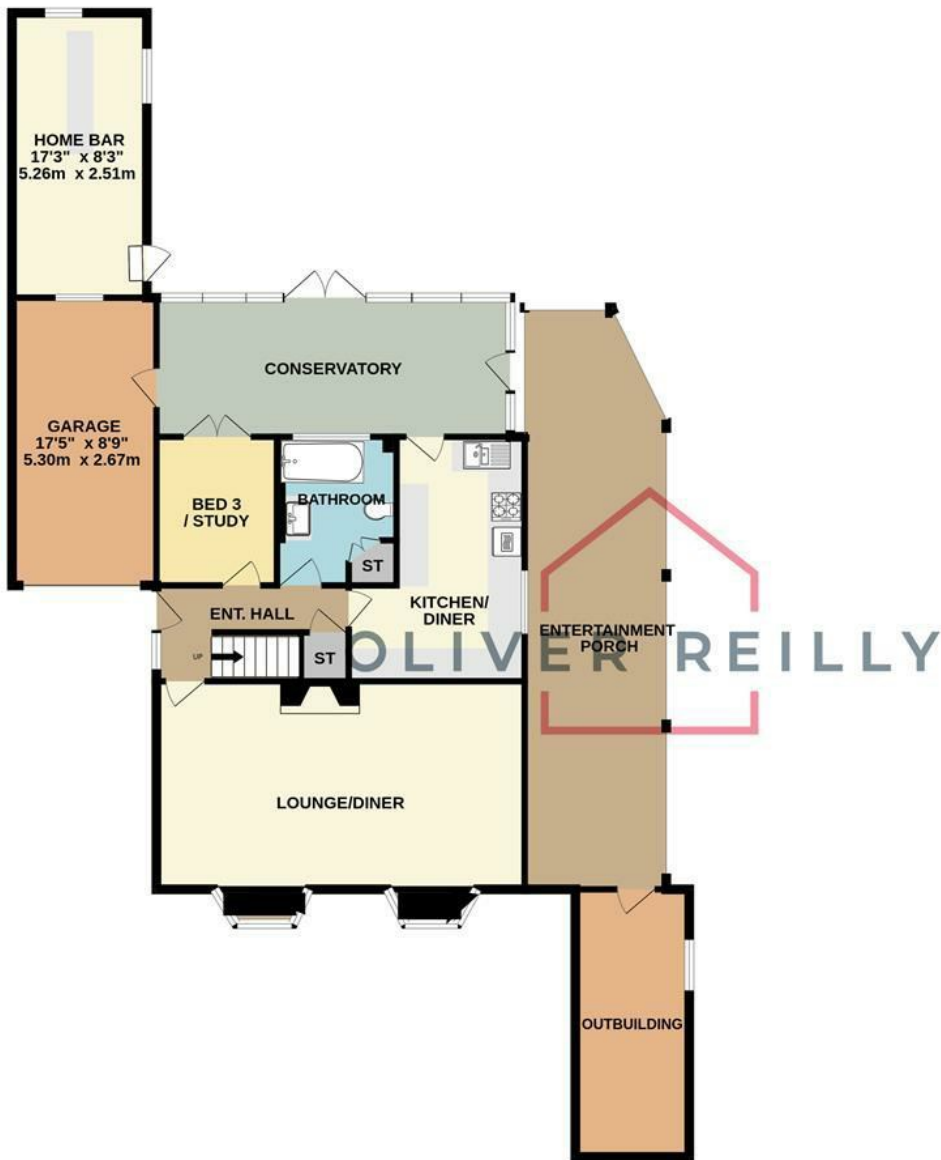
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	