



Kingsnorth Close, Newark

3 1 2 4 C tbc

OLIVER REILLY



# Kingsnorth Close, Newark

Asking Price: Guide Price

- LOVELY SEMI-DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- MODERN FITTED KITCHEN & UTILITY PORCH
- DRIVEWAY & DETACHED SINGLE GARAGE
- EASE OF ACCESS TO TOWN, AMENITIES & MAIN ROADS
- THREE BEDROOMS
- LARGE LIVING ROOM & DINING ROOM
- STUNNING CONTEMPORARY SHOWER ROOM
- PRIVATE & LOW-MAINTENANCE ENCLOSED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £190,000 - £200,000. MOVE IN & MAKE MEMORIES!!!!...

This superb semi-detached home is pleasantly situated at the head of a quiet, central cul-de-sac, close to the hustle and bustle of Newark Town Centre, main road links and both train stations. One of which hosts a DIRECT LINK TO LINDON KINGS CROSS STATION. Via Newark North Gate.

If you're aspiring to GET YOUR FOOT ON THE LADDER or wish for a change in lifestyle, this STAND-OUT SEMI will be sure to TICK ALL YOUR BOXES!

This eye-catching home has been tastefully designed, RECENTLY RE-DECORATED THROUGHOUT and BEAUTIFULLY MAINTAINED creating a lovely internal layout, comprising: Entrance hall, a generous living room, separate dining room with open access into a modern kitchen and separate utility porch.

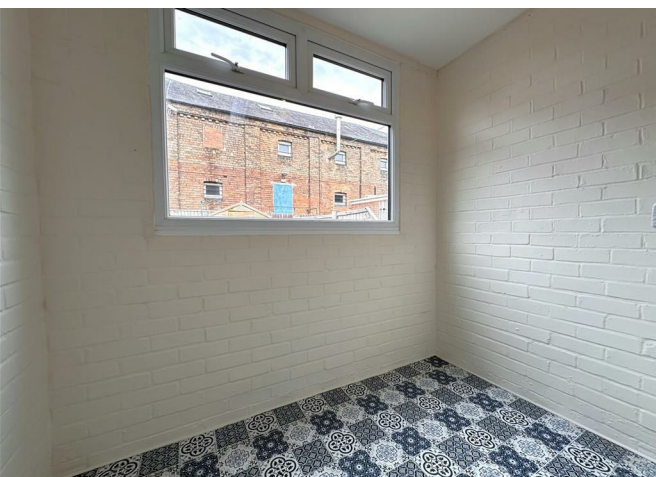
The first floor landing hosts a STYLISH CONTEMPORARY SHOWER ROOM and three well-proportioned bedrooms. Two of which provide fitted wardrobes.

Externally, the property is greeted with a tarmac driveway, with double gates leading down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

The charming, private and low-maintenance rear garden promises a delightful external space to enjoy and appreciate, all year round.

Additional benefits of this warm, welcoming and pleasantly presented home include uPVC double glazing and gas central heating.

THIS IS THE ONE YOU'VE BEEN WAITING FOR!... Do not delay, book your viewing TODAY! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



<b>ENTRANCE HALL:</b>	6'4 x 3'6 (1.93m x 1.07m)
<b>LIVING ROOM:</b>	14'5 x 12'4 (4.39m x 3.76m)
<b>DINING ROOM:</b>	10'2 x 8'1 (3.10m x 2.46m)
<b>MODERN FITTED KITCHEN:</b>	10'10 x 7'1 (3.30m x 2.16m)
<b>UTILITY PORCH:</b>	7'5 x 4'6 (2.26m x 1.37m)
<b>FIRST FLOOR LANDING:</b>	10'3 x 5'9 (3.12m x 1.75m)
<b>MASTER BEDROOM:</b>	12'4 x 9'4 (3.76m x 2.84m)
Max measurements provided.	
<b>BEDROOM TWO:</b>	10'2 x 9'4 (3.10m x 2.84m)
<b>BEDROOM THREE:</b>	6'10 x 5'9 (2.08m x 1.75m)
<b>CONTEMPORAY SHOWER ROOM:</b>	7'2 x 5'9 (2.18m x 1.75m)
<b>DETACHED SINGLE GARAGE:</b>	16'6 x 9'1 (5.03m x 2.77m)
Of brick built construction, with a felt flat roof. Accessed via a manual up/ over garage door. Equipped with power and lighting.	

## EXTERNALLY:

This attractive semi-detached home is pleasantly positioned in a quiet residential area. Tucked away in an enviable cul-de-sac. The front aspect provides dropped kerb vehicular access onto a tarmac driveway, with secure wooden double gates opening down the left side of the house. Providing further driveway space and access down to a DETACHED SINGLE GARAGE, with external security light. The complementary front garden is predominantly gravelled, with a variety of mature bushes and shrubs. Access to the front entrance door, with storm porch above and external wall light.

The delightful and FULLY ENCLOSED low-maintenance rear garden is tastefully hard-landscaped and predominantly paved. Hosting a variety of secluded seating areas. There is provision for a garden shed. An outside tap, external light, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, with the boiler located in the loft 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: 755 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: 'C'**

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 central residential location, within close proximity and 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 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 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:**

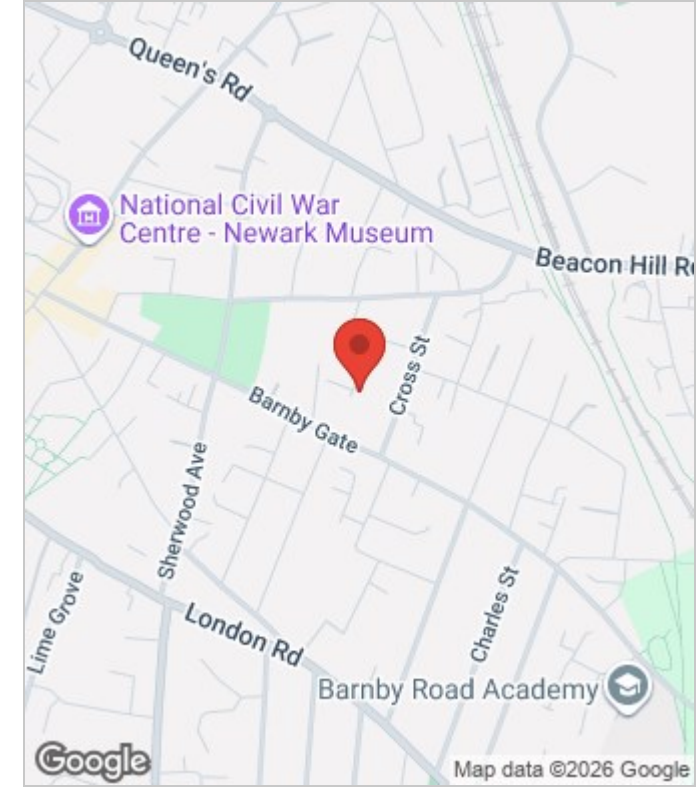
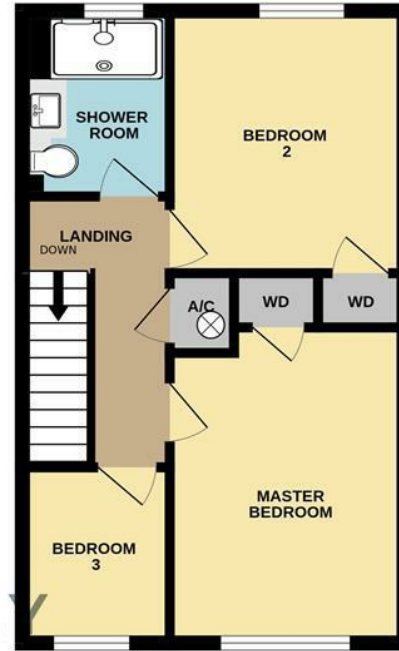
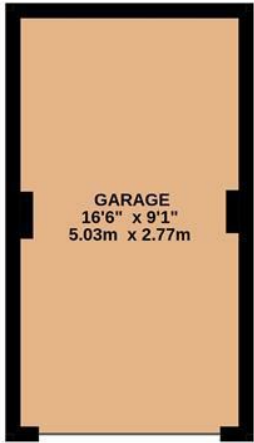
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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>69</b>	<b>77</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	