



De Havilland Way, Newark

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OLIVER REILLY



# De Havilland Way, Newark

- **SUBLIME & EXTENDED DETACHED FAMILY HOME**
- **DESIRABLE, CONVENIENT & QUIET CUL-DE-SAC SETTING**
- **TWO LARGE RECEPTION ROOMS**
- **STYLISH FIRST FLOOR SHOWER ROOM & EN-SUITE**
- **GORGEOUS SOUTH FACING GARDEN WITH UNSPOILED OUTLOOK**
- **FOUR WELL-PROPORTIONED BEDROOMS**
- **MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN**
- **GF W.C & UTILITY ROOM**
- **INTEGRAL DOUBLE GARAGE & MULTI-VEHCILE DRIVEWAY**
- **NO CHAIN! A MUST VIEW!! Tenure: Freehold. EPC 'C' (77)**

Guide Price: £475,000 - £500,000. WOW! YOUR DREAM HOME AWAITS!... **\*\*NO CHAIN!\*\***

You'll fail to find fault with this **SUBLIME & EXTENDED** detached family home. Captivated by its commanding position, at the head of a quiet, desirable and cleverly connected cul-de-sac. Close to main road corridors and Newark Town Centre. Hugely enhanced by its **BEAUTIFULLY UNSPOILED OPEN OUTLOOK TO THE REAR**.

This impressive home stands proud with alluring kerb appeal and showcases a **SMART LAYOUT** with **SUPRISING SPACE**. Allowing wonderful living flexibility, perfect for everyday family needs.

The **EXCEPTIONALLY WELL-MAINTAINED** accommodation spans in excess of 1,800 square/ft and comprising: Entrance porch, an inviting inner reception hall, ground floor W.C, a **SIZEABLE BAY-FRONTED LIVING ROOM** with a solid stone gas feature fireplace, a separate sitting room, **OPEN-PLAN** to a dining room. Free-flowing through to a **FABULOUS & FLAWLESS OPEN-PLAN LIVING/ DINING KITCHEN**. All with (zoned) under-floor heating. Enhanced by a range of integrated modern appliances, a breakfast bar, Velux roof lights, **BI-FOLD DOORS** out to a paved seating area and internal access into a utility room.

The first floor provides **FOUR WELL-PROPORTIONED BEDROOMS** and a **STYLISH SHOWER ROOM**. The copious master bedroom boasts **EXTENSIVE FITTED WARDROBES** and a **CONTEMPORARY EN-SUITE**.

Externally, you'll be in awe of the **PICTURE-PERFECT 0.13 OF ANA ACRE PRIVATE PLOT!** Greeted with a **MULTI-VEHCILE DRIVEWAY**, with side-by-side parking and access into an **INTEGRAL DOUBLE GARAGE**, via electric roller doors.

The **LARGE, LOVELY & LANDSCAPED SOUTH FACING GARDEN** is a joy to behold. Hosting a variety of secluded seating/entertainment areas and unrivalled by preserved tranquility behind.

Additional benefits include **uPVC double glazing, AIR-SOURCE HEATING** and **OWNED SOLAR PANELS** with two 2.5kw batteries and a feed-in tariff.

Promising **SPACE, STYLE & COMFORT** this terrific home is simply in **A LEAUGE OF ITS OWN!** Marketed with **NO ONWARD CHAIN!**

**Guide Price £475,000 - £500,000**



<b>ENTRANCE PORCH:</b>	5'6 x 2'2 (1.68m x 0.66m)
<b>INNER RECEPTION HALL:</b> Max measurements provided.	16'10 x 10'2 (5.13m x 3.10m)
<b>GROUND FLOOR W.C:</b>	4'8 x 3'7 (1.42m x 1.09m)
<b>GENEROUS BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	20'0 x 12'3 (6.10m x 3.73m)
<b>OPEN-PLAN SITTING ROOM:</b>	10'3 x 9'6 (3.12m x 2.90m)
<b>OPEN-PLAN DINING ROOM:</b>	8'8 x 8'1 (2.64m x 2.46m)
<b>SUPERB BREAKFAST KITCHEN:</b>	14'5 x 7'11 (4.39m x 2.41m)
<b>OPEN-PLAN LIVING/DINING FAMILY ROOM:I</b>	12'7 x 12'4 (3.84m x 3.76m)
<b>UTILITY ROOM:</b>	5'6 x 5'2 (1.68m x 1.57m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	12'5 x 9'5 (3.78m x 2.87m)
<b>MASTER BEDROOM:</b> Hosting <b>EXTENSIVE FITTED WARDROBES</b> and an additional storage cupboard. Max measurements provided into bay-window.	13'6 x 13'6 (4.11m x 4.11m)
<b>STYLISH EN-SUITE SHOWER ROOM:</b> Max measurements provided.	8'10 x 6'4 (2.69m x 1.93m)
<b>BEDROOM TWO:</b> Max measurements provided.	12'10 x 9'4 (3.91m x 2.84m)
<b>BEDROOM THREE:</b>	12'8 x 8'10 (3.86m x 2.69m)
<b>BEDROOM FOUR:</b>	9'4 x 7'5 (2.84m x 2.26m)
<b>CONTEMPORARY FAMILY SHOWER ROOM:</b>	7'6 x 6'2 (2.29m x 1.88m)
<b>INTEGRAL DOUBLE GARAGE:</b> Accessed via two electric roller garage doors. Equipped with power, lighting and access to the two 'Sunsynk' solar panel batteries. Over-head eaves storage. A useful work bench and great scope to be utilised into additional living accommodation. Subject to relevant approvals. Max measurements provided.	17'5 x 16'9 (5.31m x 5.11m)





#### EXTERNALLY:

This superb executive detached home enjoys a wonderful position, at the hear of a quiet cul-de-sac. A stones three away from the Town Centre, close to lovely River side walks and primely positioned for ease of access onto the A46 corridor. The property occupies an impressive 0.16 of an acre private plot. Greeted with dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Allowing side-by-side parking and access into the INTEGRAL DOUBLE GARAGE, Via two electric roller doors, and a wall mounted external light. The well-tended front garden is laid to lawn, with complementary planted borders, hosting attractive plants and bushes. A small paved pathway leads to the front porch and composite entrance door.

A left sided wooden personal gate opens onto a paved pathway with gravelled borders, an outside tap and eternal light down to the LOVELY SOUTH-FACING REAR GARDEN. Predominantly laid to lawn and tastefully landscaped. Enjoying a vast array of planted borders. Filling the garden with colour and personality. The bottom of the garden promotes a RAISED DECKED SEATING TERRACE. With a timber framed pergola and external power socket. There is an extensive paved seating area, directly accessed via the French doors in the dining room and the BI-FOLD DOORS in the open-plan living/dining kitchen, with an external security light three external up/ down lights and a double external power socket. Creating a magnificent space to relax, unwind and entertain! There is hard-standing/ provision for a green house. Promoting a wonderful degree of privacy and tranquility, with part fenced/ hedged side and rear boundaries. A secure timber rear gate offers a wonderful walk across an idyllic country meadow. One of many popular walking destinations in the near vicinity.

#### Approximate Size: 1,810 Square Ft.

Measurements are approximate and for guidance only. This includes the integral double garage.

#### OWNED SOLAR PANELS:

The rear roof elevation provides 16 OWNED solar panels, with a 10 year guarantee. There are two 'SUNSYNC' 2.5kw solar batteries located in the garage with a FEED-IN TARRIFF. Generating approximately £1,000 a year, as confirmed by the vendors.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides AIR-SOURCE HEATING, with UNDER-FLOOR HEATING in the open-plan living kitchen and separate dining room, via zoned thermostats. Owned solar panels, panoramic CCTV 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.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'C' (77)

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 A46 and A1. Set along the banks of the River Trent. 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.

#### 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.

#### 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.

#### 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.

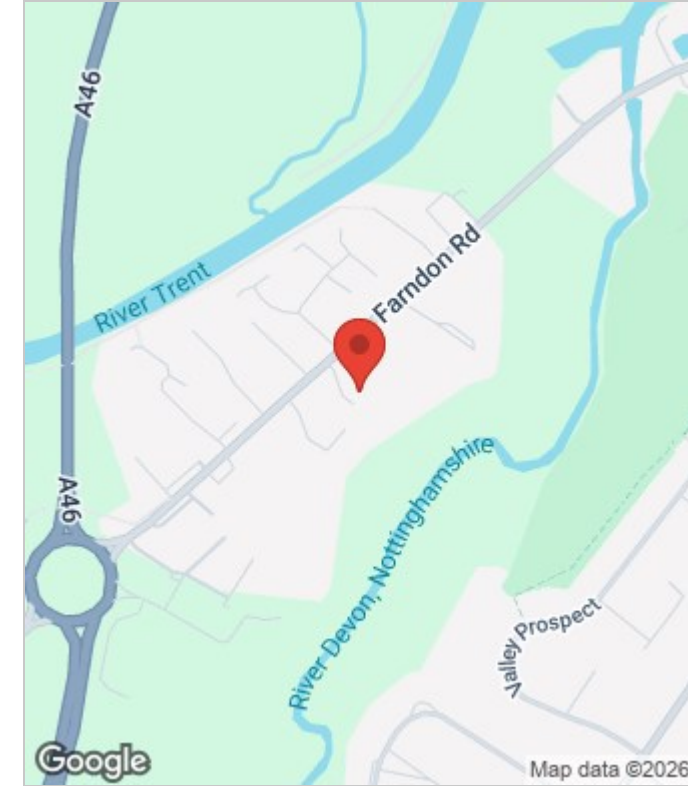
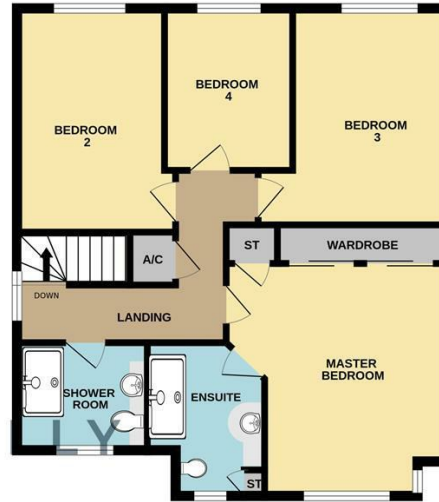




GROUND FLOOR



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>77</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	