



Riverside Road, Newark

4 2 2 E

OLIVER REILLY



IN THIS HOUSE  
WE DO REAL  
WE DO MISTAKES  
WE DO FUN  
WE DO BIGS  
WE DO HAPPY  
WE DO HEALTHY  
WE DO FAMILY  
WE DO LOVE

You'll Never Walk Alone

# Riverside Road, Newark

Guide Price £280,000

- SUBLIME EXTENDED SEMI-DETACHED HOME
- DESIRABLE & POPULAR LOCATION
- GF W.C & LARGE UTILITY ROOM
- LUXURIOUS FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS MULTI-VEHCILE DRIVEWAY & INTEGRAL STUDY/ STORE
- FOUR BEDDOOMS
- WONDERFUL OPEN-PLAN LIVING/DINING KITCHEN
- LOVELY LOUNGE WITH LOG BURNER
- WELL-APPOINTED REAR GARDEN WITH LARGE WORKSHOP
- EXCEPTIONAL PRESENTATION! A MUST VIEW!  
Tenure: Freehold. EPC 'tbc'

WOW!!! IT DOESN'T GET MUCH BETTER THAN THIS!

Prepare to be impressed by this SUBLIME SEMI-DETACHED HOME. Tastefully transformed by the existing owners. Creating a heartfelt home that is oozing CLASS & QUALITY from the moment you step inside.

Not only has this magnificent MODERN BEAUTY been SUBSTANTIALLY EXTENDED it showcases excellent living versatility, that promotes a perfectly proportioned family home.

This eye-catching residence is pleasantly positioned in a QUIET, CONVENIENT & WELL-RENOWNED location, on the outskirts of the Town Centre, lying in the Hawton Road vicinity. Cleverly connected to amenities and main road links.

The IMPECCABLE internal accommodation comprises: Inviting entrance hall, a generous lounge with a lovely feature (brick-effect) fireplace, inset log burner and oak double doors into a MAGNIFICENT OPEN-PLAN DINING KITCHEN. Free-flowing through to a further open-plan living/ sitting area, with sliding doors out to a block paved seating area. The ground floor is further enhanced by a large utility room, ground floor W.C and a MULTI-PURPOSE STUDY/STORE.

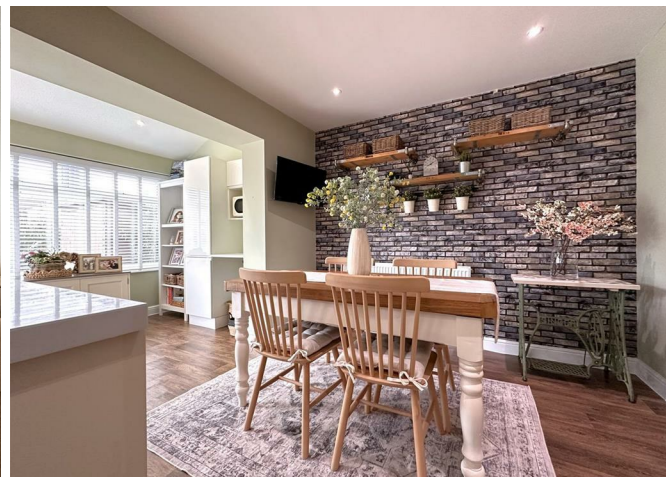
The lovey first floor landing hosts a FABULOUS CONTEMPORARY BATHROOM and FOUR BEDROOMS. Two of which provide fitted storage cupboards. The gorgeous master bedroom has a LUXURIOUS EN-SUITE SHOWER ROOM!

Externally, the property is greeted with a MULTI-VEHCILE DRIVEWAY. The well-appointed and THOUGHTFULLY LANDSCAPED REAR GARDEN promises an idyllic external escape, which hosts room for the whole family to enjoy! There is a large timber workshop and an EXTENSIVE OUTDOOR ENTERTAINMENT AREA with a timber framed pergola. Additional benefits of this STRIKING, SPACIOUS & HUGELY STYLISH semi-detached home include uPVC double glazing, gas central heating and complementary oak internal doors throughout.

This is THE UPGRADE YOU'VE BEEN WAITING FOR!.. Full of warmth, style and practical comfort that will not leave you disappointed!



<b>ENTRANCE HALL:</b> Max measurements provided.	14'7 x 6'1 (4.45m x 1.85m)
<b>GENEROUS LOUNGE:</b>	14'1 x 10'10 (4.29m x 3.30m)
<b>OPEN-PLAN DINING KITCHEN:</b>	17'4 x 9'8 (5.28m x 2.95m)
<b>FAMILY/SITTING ROOM:</b>	15'6 x 6'9 (4.72m x 2.06m)
<b>UTILITY ROOM:</b>	12'9 x 6'8 (3.89m x 2.03m)
<b>GROUND FLOOR W.C:</b>	4'7 x 3'3 (1.40m x 0.99m)
<b>STUDY/ INTEGRAL STORE:</b> Accessed via light grey uPVC external double doors. Providing Herringbone-style LVT flooring, recessed ceiling spotlights, a double panel radiator, smoke alarm and an internal oak personal door, which leads into the utility room. Promoting great multi-purpose potential to be utilised for a variety of requirements. Max measurements provided.	10'1 x 6'9 (3.07m x 2.06m)
<b>FIRST FLOOR LANDING:</b>	8'6 x 7'2 (2.59m x 2.18m)
<b>MASTER BEDROOM:</b>	17'4 x 7'5 (5.28m x 2.26m)
<b>LUXURIOUS EN-SUITE:</b>	6'9 x 4'4 (2.06m x 1.32m)
<b>BEDROOM TWO:</b> Max measurements provided.	13'9 x 9'10 (4.19m x 3.00m)
<b>BEDROOM THREE:</b> Max measurements provided.	9'9 x 9'8 (2.97m x 2.95m)
<b>BEDROOM FOUR:</b>	8'5 x 7'3 (2.57m x 2.21m)
<b>STUNNING FAMILY BATHROOM:</b>	7'10 x 5'5 (2.39m x 1.65m)
<b>DETACHED TIMBER WORKSHOP:</b> Of timber construction, with a sloped felt roof. Accessed via a large wooden personal door. Promoting great storage space and an ideal workshop area. There is an attached open left sided store, with timber pillars and a sloped felt roof. Ensuring further external storage space.	17'6 x 9'6 (5.33m x 2.90m)





#### EXTERNALLY:

This superb semi-detached home is positioned in a well-renowned location, close to the Town Centre, main roads and excellent on-hand amenities. The property occupies a well-appointed 0.09 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a PART BLOCK PAVED & PART GRAVELLED DRIVEWAY. Ensuring ample parking for a range of vehicles. This leads to the integral store, with external up/ down light and GREY uPVC double glazed French doors. Access to the part brick and oak timber framed storm porch, with a pitched roof, two external up/ down lights, partial cladding and a composite front entrance door. There is partial bay-tree hedging, fenced front and side boundaries.

The BEAUTIFUL & WELL-APPOINTED REAR GARDEN is a magnificent external escape. Predominantly laid to lawn with attractive planted borders. Hosting a range of complementary plants, bushes, shrubs and raised plant beds. The bottom of the garden hosts a large detached timber workshop, with attached open store. There is a large part gravelled and part block paved outdoor entertainment area, with a timber framed pergola and paved hardstanding. Promising a great space to relax, unwind and entertain. There is an outside tap, external security lighting, fully fenced side and rear boundaries, which enhance the high-degree of privacy even further.

#### Approximate Size: 1,225 Square Ft.

Measurements are approximate and for guidance only.

#### 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### 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 in a highly sought after residential location, approximately 1.2 miles away from 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself is also very close to the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

#### 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.

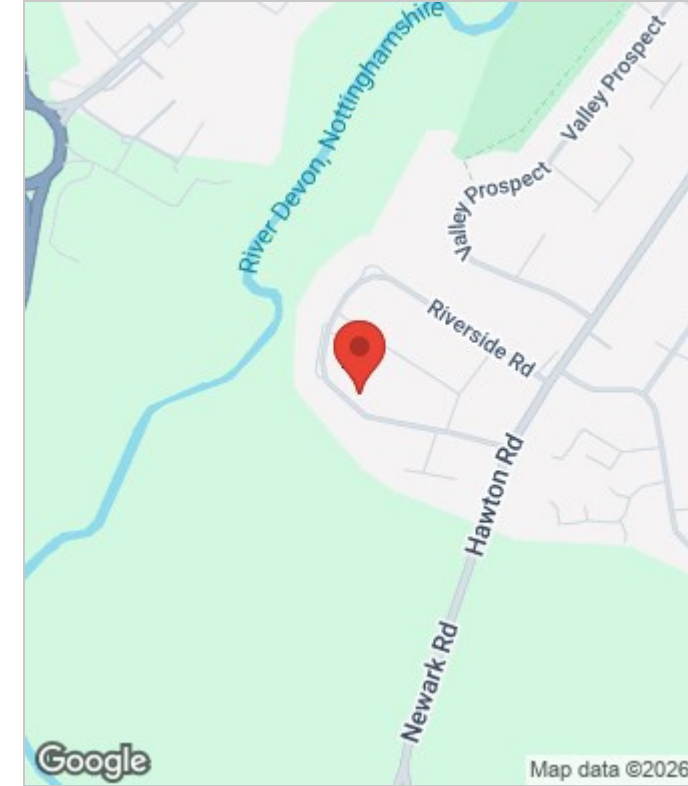




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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	