



Charters Drive, Middlebeck, Newark

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 OLIVER REILLY



# Charters Drive, Middlebeck, Newark

Asking Price: £275,000

- CONTEMPORARY DETACHED HOME
- DELIGHTFULLY QUIET CUL-DE-SAC
- GF W.C & UTILITY ROOM
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- FOUR WELL-PROPORTIONED BEDROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- SUPERB FAMILY BATHROOM & EN-SUITE
- LARGE ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'B' (83)

SET YOUR SIGHTS..! A FIRM FAMILY FAVOURITE AWAITS..!

Welcome to Charters Drive. A STUNNING example of an all-round excellent detached family residence. Nestled at the head of a charming and quiet cul-de-sac within the highly sought-after modern-day development of Middlebeck. Easily accessible to a vast range of excellent local amenities, popular schooling links and ease of access onto the A1, A46 and into Newark Town Centre. This EXQUISITE home is presented to a NEAR-FAULTLESS standard. Constructed in 2019 by Bellway Homes. Enjoying a bright, airy and free-flowing internal layout, comprising: Inviting entrance hall, large living room, a FABULOUS OPEN-PLAN DINING KITCHEN. Hosting an extensive range of integrated appliances. Open-plan access into a utility room and separate ground floor W.C. The first floor benefits from a large four-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The master bedroom enjoys a stylish modern en-suite shower room. Externally, the PERFECT-PROPORTIONS continue... with a SUPERBLY SPACIOUS REAR GARDEN. Boasting minimal maintenance and maximum enjoyment, with room for the whole family!...Including a sizeable paved outdoor entertainment area. Accessed via French doors in the dining kitchen. The front aspect provides ample parking via a multi-vehicle driveway, ensuring SIDE-BY-SIDE PARKING!... With access into an integral single garage, equipped with power, lighting and excellent scope to be utilised into additional living accommodation. Subject to relevant approvals. Further benefits of this sublime contemporary gem include uPVC double glazing throughout, a high energy efficiency rating (EPC: B), NHBC warranty and gas central heating. Setting the standard from the outset. Be prepared to be impressed when you visit this exceptional stand-out home! Marketed with NO ONWARD CHAIN!



<b>ENTRANCE HALL:</b>	63 x 4'5 (1.91m x 1.35m)
<b>LARGE LIVING ROOM:</b>	16'4 x 11'3 (4.98m x 3.43m)
<b>OPEN-PLAN DINING KITCHEN:</b>	17'8 x 8'7 (5.38m x 2.62m)
<b>UTILITY ROOM:</b>	5'8 x 4'7 (1.73m x 1.40m)
<b>GROUND FLOOR W.C:</b>	5'6 x 3'11 (1.68m x 1.19m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided	10'2 x 6'8 (3.10m x 2.03m)
<b>MASTER BEDROOM:</b>	14'7 x 9'10 (4.45m x 3.00m)
<b>EN-SUITE SHOWER ROOM:</b>	8'1 x 3'10 (2.46m x 1.17m)
<b>BEDROOM TWO:</b>	12'9 x 8'9 (3.89m x 2.67m)
<b>BEDROOM THREE:</b>	11'1 x 8'3 (3.38m x 2.51m)
<b>BEDROOM FOUR:</b>	9'2 x 8'6 (2.79m x 2.59m)
<b>FAMILY BATHROOM:</b>	7'2 x 6'5 (2.18m x 1.96m)
<b>INTEGRAL SINGLE GARAGE:</b> Accessed via a manual up/over garage door. Equipped with power, lighting and access to the electrical RCD consumer unit. The garage holds scope to be converted into additional living accommodation, if required. Subject to relevant approvals.	16'11 x 8'5 (5.16m x 2.57m)



#### **EXTERNALLY:**

The property occupies a delightful position. At the head of a quiet, sought-after and central cul-de-sac. Easily accessible to a range of on-hand amenities and transport links. The front aspect is greeted with a MULTI-VEHICLE TARMAC DRIVEWAY. Ensuring SIDE-BY-SIDE off-street parking and access into the integral single garage. Access to the front entrance door, with pitched roof storm canopy above and external up/ down light. The lovely low-maintenance front garden is gravelled with a small range of established bushes.

A left side wooden personal access gate opens onto a paved pathway, leading down to the LARGE REAR GARDEN. Hosting a great external space for the whole family. Predominantly laid to lawn. Enhanced by a substantial paved patio/ entertainment area, with outside tap, external up/ down light and additional security light. Also accessed via the uPVC double glazed French doors in the dining kitchen. There are fully fenced side and rear boundaries.

#### **Approximate Size: 1,150 Square Ft.**

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

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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 'D'**

#### **EPC: Energy Performance Rating: 'B' (83)**

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, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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 a appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

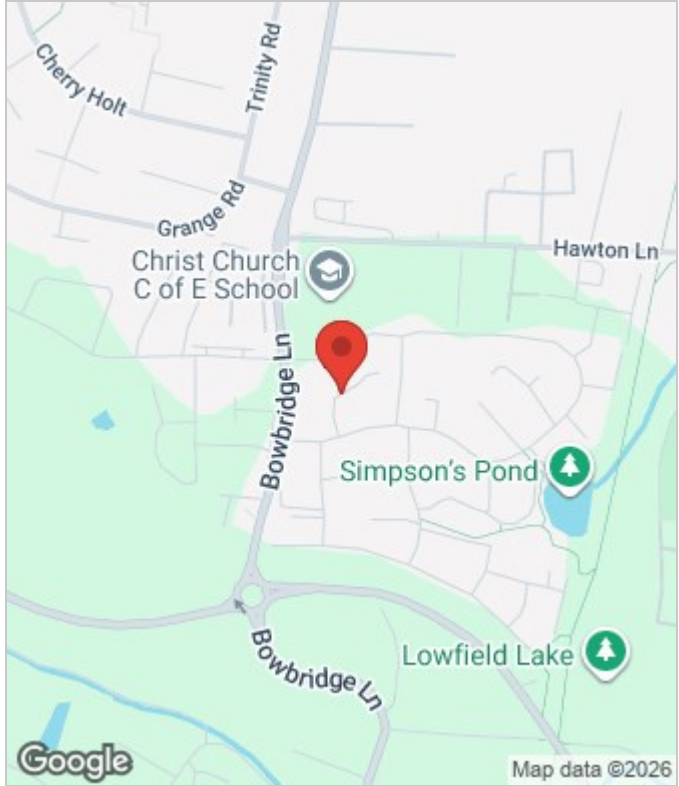
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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		

England & Wales EU Directive 2002/91/EC

