



Charters Drive, Middlebeck, Newark

 4  2  1  B

 OLIVER REILLY



Charters Drive, Middlebeck, Newark

- CONTEMPORARY DETACHED HOME
- LOVELY CUL-DE-SAC POSITION
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LOW-MAINTENANCE ENCLOSED GARDEN
- A BLANK CANVAS WITH SCOPE TO MAKE YOUR OWN!
- FOUR BEDROOMS
- LARGE LOUNGE & GENEROUS DINING KITCHEN
- DETACHED SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS TO AMENITIES, SCHOOLS & MAIN ROADS
- NO CHAIN! Tenure: Freehold. EPC 'B'

LEVEL UP YOUR LIFESTYLE!...

This modern detached family-sized home holds all the key ingredients for you to MAKE YOUR OWN MARK!

This well-proportioned residence was constructed in 2019 and presents a true blank canvas, crying out for you to cosmetically inject your own personality!

This attractive home is pleasantly positioned in a quiet and convenient residential cul-de-sac. A stones throw away from a range of excellent on hand amenities, main road corridors, popular schools and to Newark Town Centre. Creating a real community spirit- Ideal for modern day living!

The free-flowing internal layout comprises: Entrance hall, ground floor W.C, a sizeable bay-fronted lounge and an OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances and French doors out to an enclosed garden.

The first floor provides FOUR BEDROOMS and a three-piece family bathroom. The master bedroom is enhanced by an EN-SUITE SHOWER ROOM.

Externally, the property welcomes a MULTI-VEHCILE TARMAC DRIVEWAY. Leading down to a DETACHED SIGNLE GARAGE. Equipped with power and lighting. The well-appointed and fully enclosed rear garden equally leaves much to the imagination. Hosting a great external escape, suitable for the whole family.

Additional benefits include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: 'B').

GET READY TO MOVE IN AND MAKE IT YOURS!... Available with NO ONWARD CHAIN!!!!

Asking Price: £270,000



ENTRANCE HALL:	15'5 x 3'7 (4.70m x 1.09m)
GROUND FLOOR W.C:	6'6 x 3'2 (1.98m x 0.97m)
LARGE BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	15'7 x 12'4 (4.75m x 3.76m)
OPEN-PLAN DINING KITCHEN: Max measurements provided into bay-window.	19'9 x 11'7 (6.02m x 3.53m)
FIRST FLOOR LANDING:	12'20 x 3'4 (3.66m x 1.02m)
MASTER BEDROOM: Max measurements provided.	12'9 x 9'9 (3.89m x 2.97m)
EN-SUITE SHOWER ROOM:	6'4 x 5'9 (1.93m x 1.75m)
BEDROOM TWO: Max measurements provided.	12'10 x 9'8 (3.91m x 2.95m)
BEDROOM THREE:	9'1 x 6'5 (2.77m x 1.96m)
BEDROOM FOUR:	8'8 x 6'6 (2.64m x 1.98m)
CONTEMPORARY FAMILY BATHROOM:	7'10 x 5'10 (2.39m x 1.78m)
DETACHED SINGLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space.	20'5 x 9'10 (6.22m x 3.00m)

EXTERNALLY:
This attractive modern home is situated in a pleasant and convenient residential cul-de-sac. Close to Balderton, Newark and the many amenities surrounding. The front aspect provides a small paved pathway top the front door with external up/ down light and storm canopy above. The front garden hosts a small range of established bushes. The left side aspect has dropped kerb vehicular access onto a MULTI-VEHCILE TARMAC DRIVEWAY. Ensuring tandem off-street parking, access to the concealed gas/ electricity meters and into a DETACHED SINGLE GARAGE. A secure wooden personal gate opens into the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with small paved hard-standing, an outside tap, external up/ down light, fenced side and rear boundaries. Leaving much to the imagination, for you to inject your own personality!





Approximate Size: 1,000 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 'D'

EPC: Energy Performance Rating: 'B' (84)

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 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.

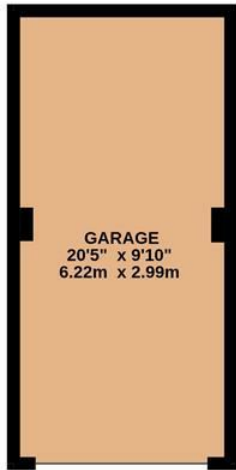
Draft Details-Awaiting Approval:

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.

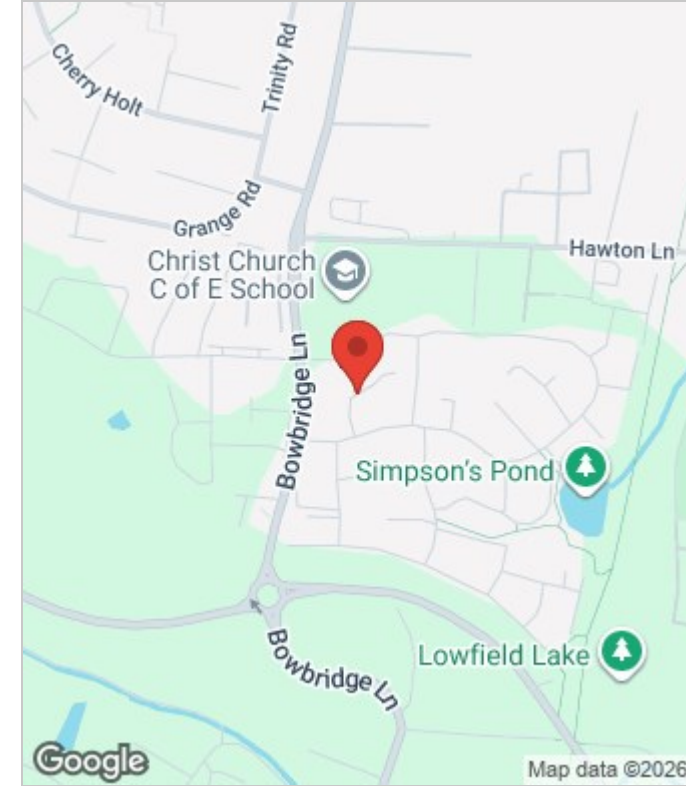




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	