



Magdalene View, Newark

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 OLIVER REILLY



Magdalene View, Newark

Guide Price £290,000 - £310,000

- MODERN DETACHED HOME
- POPULAR, CONVENIENT & CENTRAL LOCATION
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS ENCLOSED REAR GARDEN
- Gas Central Heating & uPVC Double Glazing
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- INTEGRAL SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS TO TRAIN STATIONS & MAIN ROADS
- SCOPE TO MAKE YOUR OWN! Tenure: Freehold. EPC 'tbc'

Guide Price: £290,000 - £310,000. GREAT SPACE, GREAT SCOPE AND A PRIME LOCATION!!! We're combining contemporary living with central convenience inside this fabulous FAMILY-SIZED HOME. Pleasantly positioned in a well-renowned residential cul-de-sac. Close to amenities, main roads and both train stations. Whilst retaining the hustle and bustle of Newark Town Centre, on your doorstep!

This perfectly proportioned detached home showcases a FREE-FLOWING internal layout, comprising: Entrance hall, a ground floor W.C, a sizeable lounge, with French doors out to the rear garden. A separate dining room and a kitchen/diner.

The first floor landing leads into a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The copious master bedroom boasts an EN-SUITE SHOWER ROOM.

Externally, the element of SIZE & SPACE continues. Greeted with a MULTI-VEHCILE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking and access into an integral single garage, which offers great potential to be utilised into further living space. Subject to relevant approvals.

The lovely and WELL-APPOINTED REAR GARDEN hosts a perfect external escape, suitable for the whole family! Promising a great opportunity for you to INJECT YOUR OWN PERSONALITY!

Additional benefits of this eye-catching home include uPVC double glazing and gas central heating. TURN THE KEY & START YOUR STORY... A warm welcome awaits!!



ENTRANCE HALL: Max measurements provided.	13'7 x 6'2 (4.14m x 1.88m)
GROUND FLOOR W.C:	6'5 x 3'5 (1.96m x 1.04m)
DINING ROOM:	8'10 x 7'9 (2.69m x 2.36m)
SIZEABLE LOUNGE:	14'1 x 11'4 (4.29m x 3.45m)
DINING KITCHEN:	12'2 x 10'7 (3.71m x 3.23m)
FIRST FLOOR LANDING:	9'3 x 5'4 (2.82m x 1.63m)
MASTER BEDROOM: Max measurements provided.	15'6 x 10'1 (4.72m x 3.07m)
EN-SUITE SHOWER ROOM: Max measurements provided.	9'9 x 4'8 (2.97m x 1.42m)
BEDROOM TWO: Max measurements provided.	15'3 x 10'11 (4.65m x 3.33m)
BEDROOM THREE:	10'11 x 8'5 (3.33m x 2.57m)
BEDROOM FOUR: Max measurements provided.	9'9 x 8'8 (2.97m x 2.64m)
FAMILY BATHROOM:	7'6 x 5'6 (2.29m x 1.68m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/over garage door. Equipped with power and lighting. Promoting great scope to be utilised into further living accommodation. Subject to relevant approvals.	15'3 x 8'2 (4.70m x 2.49m)





EXTERNALLY:

This appealing family residence occupies a popular position, in a desirable residential area, close to amenities and main roads.

The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Allowing side-by-side parking and also leads to the INTEGRAL SINGLE GARAGE. The front garden is laid to lawn, with a mature hedged front boundary. Access to the front entrance door, with external wall light and pitched tiled roof storm canopy above.

The left side aspect has a paved pathway, with gravelled borders up to a secure wooden personal gate, opening to the GENEROUS REAR GARDEN. Predominantly laid to lawn and enjoying minimal maintenance, maximum enjoyment and a great chance for you to make it your own. There is a small paved seating area, provision for a garden shed, an outside tap, fully fenced side and rear boundaries.

Approximate Size: 2,130 Square Ft.

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

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: '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 on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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:

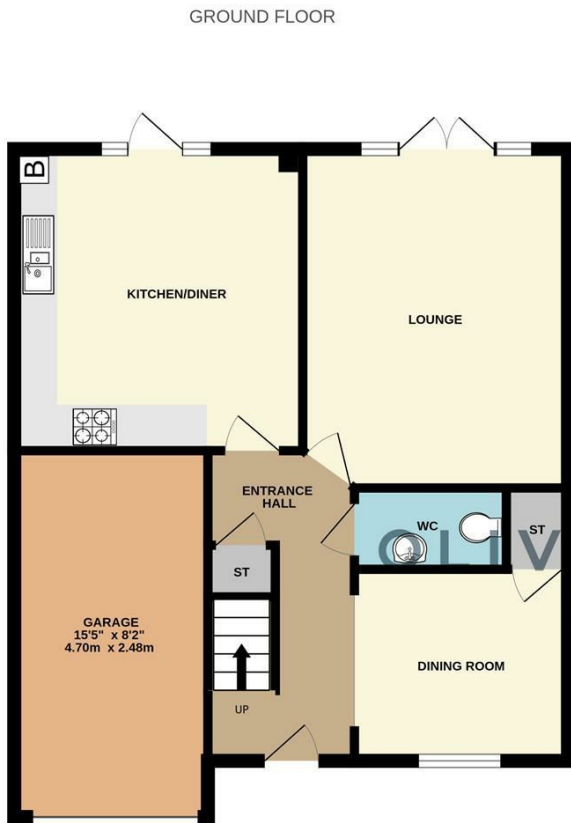
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	