



Loom Gardens, Middlebeck, Newark

 3  2  1  B

 OLIVER REILLY



Loom Gardens, Middlebeck, Newark

Guide Price £230,000 - £240,000

- SUPERB SEMI-DETACHED HOME
- LOVELY, QUIET & CONVENIENT LOCATION
- GREAT LIVING SPACE WITH BI-FOLD DOORS
- STYLISH FIRST FLOOR BATHROOM & EN-SUITE
- MULTI-VEHCILE TANDEM DRIVEWAY
- THREE BEDROOMS
- FABULOUS OPEN-PLAN DINING KITCHEN
- GF W.C. & UTILITY STORE
- WELL-APPOINTED & LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'B' (83)



Guide Price: £230,000 - £240,000. SPACE, STYLE & MAGNIFICENT MODERN LIVING!!! **NO CHAIN!!** Prepare to fall head over heels for this stylish contemporary semi-detached residence. Pleasantly positioned in a quiet yet convenient residential location. Closely situated for ease of access to a host of excellent local amenities, along with ease of access onto main road links and to Newark Town Centre. This high-specification home oozes quality from the outset and offers MUCH MORE THAN MEETS THE EYE!... The excellent internal accommodation comprises: Entrance hall, ground floor W.C, a SUPERB OPEN-PLAN LIVING SPACE with under-floor heating. Hosting a luxurious contemporary kitchen, packed with a vast range of integrated appliances, a separate utility cupboard, dining area and a cosy living area with BI-FOLD DOORS, leading out onto a lovely paved seating area. This truly complements the downstairs, bringing the outside... INSIDE! The well-appointed first floor landing leads into an attractive three-piece family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by fitted wardrobes and a stylish en-suite shower room. Externally, the front aspect welcomes an extensive tarmac driveway, providing OFF-STREET PARKING FOR MULTIPLE VEHICLES. The generous enclosed rear garden is of low maintenance and leaves MUCH TO YOUR IMAGINATION to make your own mark! Further benefits of this STRIKING CONTEMPORARY GEM include uPVC double glazing throughout, gas central heating via combination boiler, with UNDER-FLOOR HEATING benefitting the ground floor and a high energy efficiency rating (EPC 'B'). This picture perfect home is primed and ready for your immediate appreciation. Do not delay! Book your viewing today! Marketed with **NO ONWARD CHAIN!!**.

ENTRANCE HALL:	6'6 x 4'5 (1.98m x 1.35m)
GROIND FLOOR W.C:	6'6 x 5'2 (1.98m x 1.57m)
OPEN-PLAN DINING KITCHEN:	17'4 x 13'2 (5.28m x 4.01m)
Max measurements provided.	
UTILITY STORE:	5'7 x 3'4 (1.70m x 1.02m)
LIVING AREA:	16'8 x 9'2 (5.08m x 2.79m)
FIRST FLOOR LANDING:	11'2 x 3'8 (3.40m x 1.12m)
With loft hatch access point. Providing a pull-down ladder and boarding for storage.	
MASTER BEDROOM:	13'2 x 9'11 (4.01m x 3.02m)
Max measurements provided, with FITTED WARDROBES.	
STYLISH EN-SUITE SHOWER ROOM:	7'6 x 3'10 (2.29m x 1.17m)
BEDROOM TWO:	11'9 x 9'2 (3.58m x 2.79m)
Max measurements provided.	
BEDROOM THREE:	9'3 x 7'4 (2.82m x 2.24m)
SUPERB FAMILY BATHROOM:	7'2 x 6'5 (2.18m x 1.96m)

EXTERNALLY:
This appealing modern home is pleasantly positioned in a quiet, sought-after and hugely desirable residential location, close to amenities schools and transport links. The front aspect is greeted with a small paved pathway, up to the entrance door, with external up/ down light. The front garden is laid to lawn, hosting a small range of complementary plants and shrubs. The left side aspect provides dropped kerb vehicular access onto a MULTI-VEHCILE TARMA DRIVEWAY. Ensuring tandem parking and access to the concealed gas/ electricity meters. A secure wooden personal gate opens into the LOVELY and well-appointed rear garden. Predominantly laid to lawn. Enhanced by a delightful Indian sandstone paved seating area. Showcasing a great space to relax and unwind. Also accessed via the BI-FOLD DOORS in magnificent OPEN-PLAN living space. There is paved hardstanding/ provision for a garden shed, an outside tap, fully fenced side and rear boundaries.

Approximate Size: 920 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, via a serviced combination boiler 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 'C'**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 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.

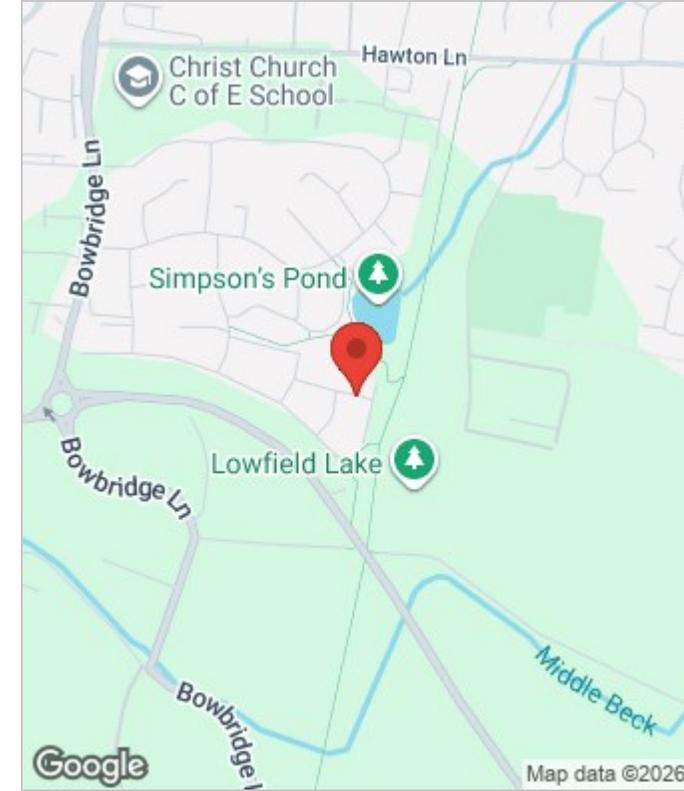




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	