



Southend Avenue, Newark

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 OLIVER REILLY



# Southend Avenue, Newark

Guide Price £240,000 - £250,000

- SYMPATHETICALLY STUNNING HOME
- CONVENIENT CENTRAL LOCATION
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- MULTI-VEHCILE RESIN DRIVEWAY & DETACHED GARAGE
- REPLACED uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- LOVELY LOUNGE WITH LOG BURNER
- MODERN GF SHOWER ROOM & FIRST FLOOR BATHROOM
- LOVELY PRIVATE REAR GARDEN WITH RESIN SEATING AREA
- IMPECCABLE PRESENTATION! Tenure: Freehold EPC 'D'

Guide Price: £240,000 - £250,000. SYMPATHETICALLY SUBLIME, STUNNING & SPACIOUS!

Those are just a few of many positive words we could say about this magnificent semi-detached home. Having been thoughtfully re-modelled and brought back to life by the existing owners. Who have cleverly created a wonderful character-filled home, that oozes originality, whilst combining contemporary charm. All presented to the HIGHEST OF STANDARDS!

Not only is this impressive home a REAL HEAD TURNER!.. Boasting eye-catching kerb appeal. It's pleasantly situated in a convenient central location, only a short walk to the Town Centre and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION!.. Via Newark North Gate.

The BRIGHT, BOLD & BEAUTIFUL internal layout comprises: Inviting porch, an entrance hall, a lovely lounge with open fireplace and inset log burner. THE HEART OF THE HOME lies in the WONDERFUL OPEN-PLAN DINING KITCHEN. Showcasing a dual-aspect family-sized space, perfect for relaxing and entertaining. Free-flowing through to an EXQUISITE CONTEMPORARY KITCHEN. Hosting a range of integrated appliances, a separate utility room and a STUNNING MODERN SHOWER ROOM.

The large galleried-style landing provides a useful study space, with an original retained stained glass window. Leading into THREE BEDROOMS and a LAVISH FAMILY BATHROOM.

Externally, the house is greeted with an EXTENSIVE RESIN DRIVEWAY. Allowing off-street parking for up to three vehicles and provision for an EV charger. Wooden double gates open through to a DETACHED SINGLE GARAGE, surrounded by a delightful and secluded resin seating area. The well-appointed rear garden is equally private and allows possibilities for you to make your own mark!

Additional benefits of this TASTEFUL & BESPOKE BEAUTY include uPVC double glazing, a rewire (completed in the last 6 years) & gas central heating with majority new radiators.

Create your next chapter!... Where TIMELESS CHARACTER MEETS MODERN ELEGANCE!



<b>PORCH:</b>	3'4 x 3'1 (1.02m x 0.94m)
<b>INNER ENTRANCE HALL:</b>	11'6 x 3'4 (3.51m x 1.02m)
<b>LOUNGE:</b>	12'4 x 11'3 (3.76m x 3.43m)
<b>SPACIOUS DINING ROOM:</b>	15'10 x 13'4 (4.83m x 4.06m)
<b>SUBLIME CONTEMPORARY KITCHEN:</b>	10'7 x 6'6 (3.23m x 1.98m)
<b>UTILITY ROOM:</b>	6'6 x 5'2 (1.98m x 1.57m)
<b>MODERN GROUND FLOOR SHOWER ROOM:</b>	6'6 x 3'7 (1.98m x 1.09m)

**GALLERIED-FIRST FLOOR LANDING:**  
A generous space that hosts sufficient space for a suitable study area. Complementary original stained glass window to the side elevation. Loft hatch access point, with pull-down ladder and majority boarding for storage.

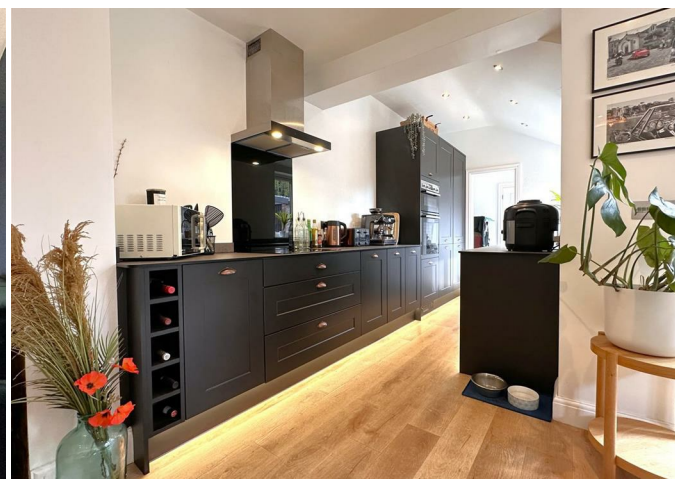
**MASTER BEDROOM:**

**BEDROOM TWO:**

**BEDROOM THREE:**

**ATTRACTIVE CONTEMPORARY BATHROOM:**

**DETACHED SINGLE GARAGE:** 13'9 x 8'1 (4.19m x 2.46m)  
Of concrete sectional construction, with a pitched roof. Accessed via a manual up/ over garage door with an anthracite grey uPVC double glazed window to the left side elevation. The garage was erected in the past 2 years and comes with a 10 year guarantee.





#### EXTERNALLY:

This eye-catching semi-detached home is situated in a desirable and convenient location. Close to amenities, the Town Centre and main road links. The front aspect provides dropped kerb vehicular access onto a generous resin driveway. Allowing off-street parking for up to three vehicles. There are fenced side boundaries and access to the entrance porch. The right side aspect has provision for an EV charger and secure wooden double gates opening onto a delightful and secluded resin seating area, with outside tap and external wall light. This could be adapted and utilised for further parking space, if required. This leads to the DETACHED SINGLE GARAGE. This continues down to a part paved and gravelled pathway, in the lovely and private enclosed rear garden. Predominantly laid to lawn, with raised plant beds and a variety of mature trees, all helping to enhance the privacy further. There are part hedged/ fenced left side and rear boundaries and a fully fenced right side boundary.

#### Approximate Size: 982 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 combination boiler with 'NEST' heating and uPVC double glazing throughout. This excludes the front entrance door and original stained glass window on the landing. All other windows and doors were replaced in the past 6 years. The property was also re-wired in 2020.

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: 'D' (60)

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, within walking distance into 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, 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.

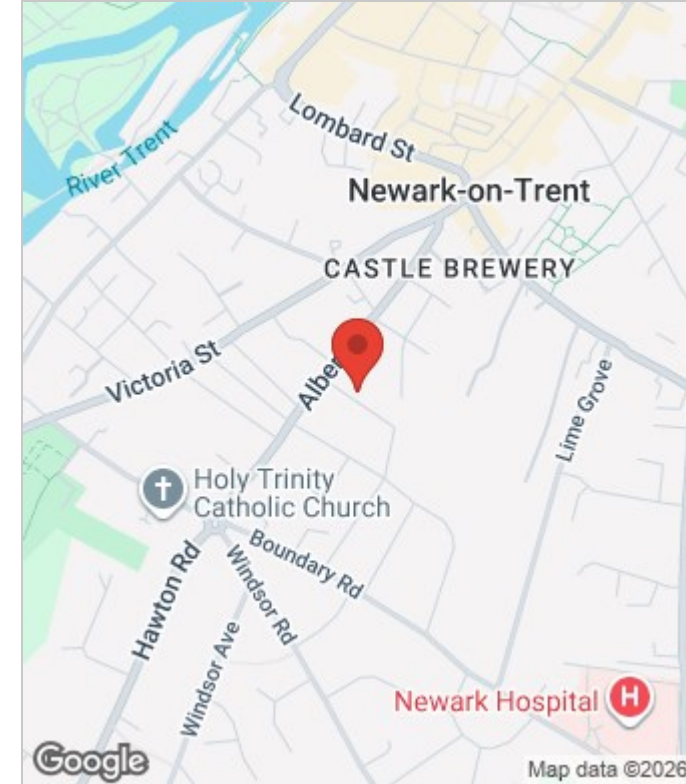




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

