



Little Hollies, The Close, Averham, Newark

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# Little Hollies, The Close, Averham, Newark

Guide Price £475,000

- EXTENDED NON-ESTATE DETACHED HOME
- THREE SPACIOUS RECEPTION ROOMS
- GENEROUS DINING KITCHEN, GF W.C & UTILITY ROOM
- GENEROUS PRIVATE PLOT & ADAPTABLE LAYOUT!
- BEAUTIFUL BLEND OF CHARACTER & CONTEMPORARY DESIGN
- FOUR DOUBLE BEDROOMS
- IDYLIC SEMI-RURAL VILLAGE! CLOSE TO MAIN ROAD LINKS!
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE
- PRIVATE GARDENS & GATED DRIVEWAY TO THE REAR
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

VILLAGE LIFE PERFECTED!!! A SMART LAYOUT! & SURPRISING SPACE!!!

There's something special about the tasteful blend of retained character and charming contemporary design inside this BIG, BRIGHT & BEAUTIFUL detached family residence. Promoting MUCH MORE THAN MEETS THE EYE!... With a copious 1,800 square/ft layout, that ensures living versatility AT IT'S FINEST!

The attractive 1920's built home is situated in a quiet, convenient and picturesque semi-rural village position, closely situated near Newark Town Centre, main road corridors and enhanced by being in SOUTHWELL MINSTER SCHOOL CATCHMENT!

This SYMPATHETICALLY STUNNING home welcomes a great diversity of living space, perfect for family life. The copious internal accommodation comprises: Entrance porch, an inner reception hall, a 24FT DUAL-ASPECT LIVING ROOM with multi-fuel burner and bay window. A separate sitting with with attractive feature fireplace and inset log burner. An inner hallway, ground floor W.C, utility room and a dining room/ separate family room with double doors into a LARGE DUAL-ASPECT BREAKFAST KITCHEN with integrated appliances and French doors out to an Indian sandstone seating area.

The first floor hosts a SPACIOUS FOUR-PIECE FAMILY BATHROOM and FOUR IMPRESSIVE DOUBLE BEDROOMS. The master bedroom is enhanced by a modern en-suite shower room.

Externally, the property occupies a MAGNIFICENT 0.13 OF AN ACRE PRIVATE PLOT! Showcasing a delightful front garden. The SOUTH-FACING REAR GARDEN is a joy to behold. Hosting great space for the whole family to enjoy! There is a GATED BLOCK PAVED DRIVEWAY located at the bottom of the garden, accessed via Pinfold Lane. With scope for a garage to be constructed. Subject to relevant approvals.

Additional benefits of this RARE CHARACTER-FILLED GEM include uPVC double glazing, gas central heating and an EV charger.

YOUR PICTURE-PERFECT SEMI-RURAL RETREAT AWAITS!... Promising space to grow & room to relax!



<b>ENTRANCE PORCH:</b>	71 x 61 (2.16m x 1.85m)
<b>INNER RECEPTION HALLWAY:</b>	3'4 x 3'2 (1.02m x 0.97m)
<b>GENEROUS DUAL-ASPECT LIVING ROOM:</b> Max measurements provided into bay-window.	24'9 x 11'4 (7.54m x 3.45m)
<b>SITTING ROOM:</b> Max measurements provided.	15'5 x 10'9 (4.70m x 3.28m)
<b>INNER HALLWAY:</b>	13'6 x 3'2 (4.11m x 0.97m)
<b>GROUND FLOOR W.C:</b>	6'10 x 2'6 (2.08m x 0.76m)
<b>UTILITY ROOM:</b>	6'9 x 6'6 (2.06m x 1.98m)
<b>DINING ROOM:</b>	11'10 x 10'5 (3.61m x 3.18m)
<b>GENEROUS DUAL-ASPECT BREAKFAST KITCHEN:</b>	17'3 x 11'10 (5.26m x 3.61m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	13'9 x 6'4 (4.19m x 1.93m)
<b>MASTER BEDROOM:</b> Max measurements provided.	14'6 x 10'5 (4.42m x 3.18m)
<b>EN-SUITE SHOWER ROOM:</b>	7'2 x 6'3 (2.18m x 1.91m)
<b>BEDROOM TWO:</b>	17'3 x 11'1 (5.26m x 3.38m)
<b>BEDROOM THREE:</b>	15'5 x 10'9 (4.70m x 3.28m)
<b>BEDROOM FOUR:</b>	11'10 x 11'5 (3.61m x 3.48m)
<b>LARGE FOUR-PIECE BATHROOM:</b> Max measurements provided.	11'5 x 10'1 (3.48m x 3.07m)





#### EXTERNALLY:

This charming and attractive non-estate detached home enjoys a delightful non-estate position. In a desirable village, close to amenities and main roads. The property stands proud on a magnificent 0.13 of an acre private plot. The front aspect is greeted with a wooden personal gated entrance, onto a paved pathway down to the front door, with external wall light above. The lovely front garden is laid to lawn. Enhanced by complementary planted borders. Hosting a variety of established plants, shrubs and a mature tree. There are hedged front and side boundaries. Both the left and right side aspect have a secure personal gate, onto a paved pathway EV charger to the left side) (outside tap to the right side) that lead down to the LOVELY & WELL-APPOINTED SOUTH FACING REAR GARDEN. Predominantly laid to lawn with complementary planted borders, a large Indian sandstone paved seating area and provision for a garden shed. There is a GATED BLOCK PAVED DRIVEWAY located at the bottom of the garden. Also accessed via Pinfold Lane. Ensuring AMPLE PARKING for a variety of vehicles. There is an external security light, hedged side and rear boundaries.

#### Approximate Size: 1,840 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 'E'

#### EPC: Energy Performance Rating: 'D' (64)

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:

The charming and quiet semi-rural village of Averham is located within close proximity into Newark Town Centre, hosting two train stations. Newark Northgate to London Kings Cross is accessible in just over 75 minutes. The village allows immediate access onto the A617, leading to Mansfield and the Minster town of Southwell, hosting a wide array of amenities and shopping facilities. The neighbouring village of Fiskerton has a railway station, with a regular service to Nottingham. There is ease of access to the A46 and onto the A1. The village provides a regular bus service and enjoys a well-supported Church.

#### 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.

#### Draft Details-Awaiting Approval:

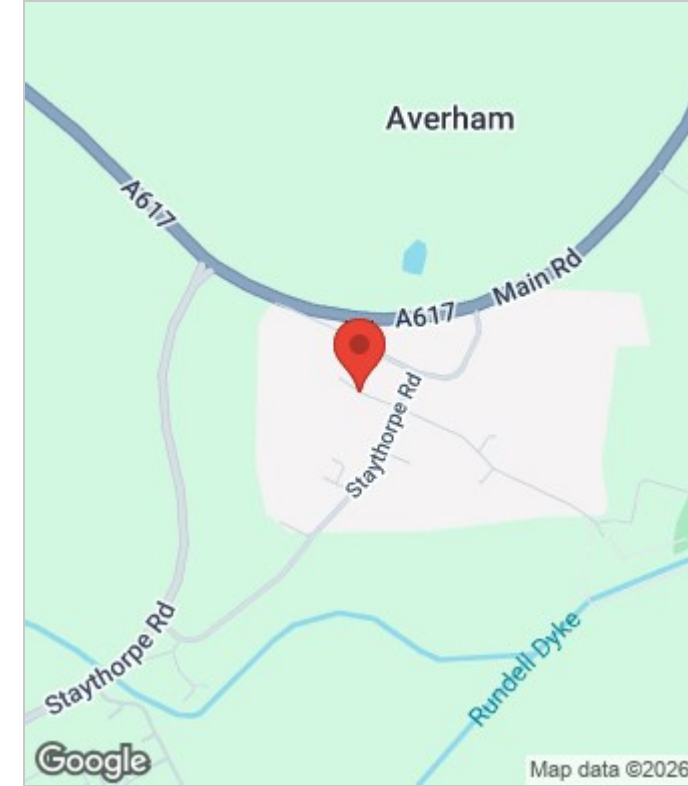
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### 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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</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