



Hounsfeld Close, Newark

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OLIVER REILLY



Hounsfild Close, Newark

Asking Price: £175,000

- LOVELY SEMI-DETACHED HOME
- DELIGHTFUL CUL-DE-SAC POSTION
- MODERN BREAFAKST KITCHEN & STYLISH FIRST FLOOR BATHROOM
- MULTI-VEHICLE GRAVELLED DRIVEWAY
- EXCELLENT CONDITION! A MUSTG VIEW!
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINER
- WELL-APPOINTED & BEAUTIFULLY LANDSCAPED REAR GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- Gas Central Heating & uPVC Double Glazing. Tenure: Freehold EPC 'D'



ENTRANCE HALL:	4'0 x 3'3 (1.22m x 0.99m)
GEENROUS LOUNGE/DINER: Max measurements provided.	17'0 x 12'0 (5.18m x 3.66m)
MODERN BREAKFAST KITCHEN:	12'2 x 6'11 (3.71m x 2.11m)
FIRST FLOOR LANDING:	5'9 x 3'3 (1.75m x 0.99m)
MASTER BEDROOM: Max measurements provided.	12'1 x 10'10 (3.68m x 3.30m)
BEDROOM TWO:	12'2 x 7'1 (3.71m x 2.16m)
SUPERB CONTEMPORARY BATHROOM:	8'6 x 5'5 (2.59m x 1.65m)

EXTERNALLY:
This attractive modern home is positioned in a delightful residential cul-de-sac, well-connected to amenities and transport links. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR GRAVELLED DRIVEWAY. The attractive front garden is laid to lawn, with a paved pathway leading to the composite front entrance door, with external up/ down light. There is a mature tree and partial planting/ shrubbery with slate borders. The left side aspect has a secure wooden personal gate, opening through to the WONDERFULLY WELL-APPOINTED and LANDSCAPED rear garden. Predominantly laid to lawn, with complementary gravelled borders and raised plant beds. There are TWO DELIGHTFUL PAVED SEATING AREAS. Both perfect for unwinding and/ or entertaining. There is an outside tap, double external power socket and an external wall light. Provision for a garden shed. Fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 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.

A SUPER STYLISH SEMI.....!!
This attractive modern home epitomises CONTEMPORARY LIVING AT IT'S FINEST! Pleasantly positioned in a well-renowned cul-de-sac. Closely connected to main road corridors and the historic Town Centre.
This BOLD, BRIGHT & BEAUTIFUL humble abode is a huge credit to the existing owner. Tastefully injecting a vibrant personality, that cleverly connects with a well-thought internal accommodation. The well-proportioned and IMMACULATELY MAINTAINED internal layout comprises: Entrance hall with an eye-catching composite front door, a GENEROUS LOUNGE/DINER and a modern breakfast kitchen.
The first floor landing hosts a STUNNING BATHROOM and TWO DOUBLE BEDROOMS.
The desirable residential location speaks for itself!.. Greeted with a MULTI-CAR GRAVELLED DRIVEWAY. If you thought the inside was nice... WAIT UNTIL YOU SEE THE REAR GARDEN! Having been BEAUTIFULLY LANDSCAPED!.. The well-appointed external escape enjoys a variety of extensive paved seating areas. Ideal for unwinding or entertaining!
Additional benefits of this SLEEK & STYLISH residence include uPVC double glazing and gas central heating, via a modern combination boiler.
YOUR NEW HOME AWAITS!.. Presented to an excellent standard! Internal viewings are simply ESSENTIAL!.. In order to gain a full sense of appreciation!





Approximate Size: 600 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

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 with ease of access onto the A1 and A46. There property is located close to a regular bus route, with a convenience store located round the corner, located off Blatherwick Road. The neighboring village of Coddington also has two popular public houses and restaurants. The property also falls into the catchment for the highly popular Coddington C of E Primary school. 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. 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.

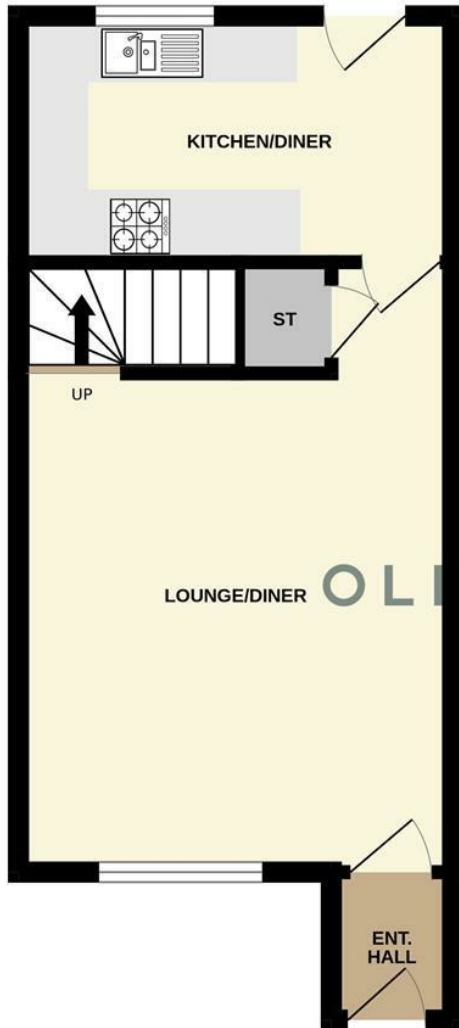
Draft Details-Awaiting Approval:

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.

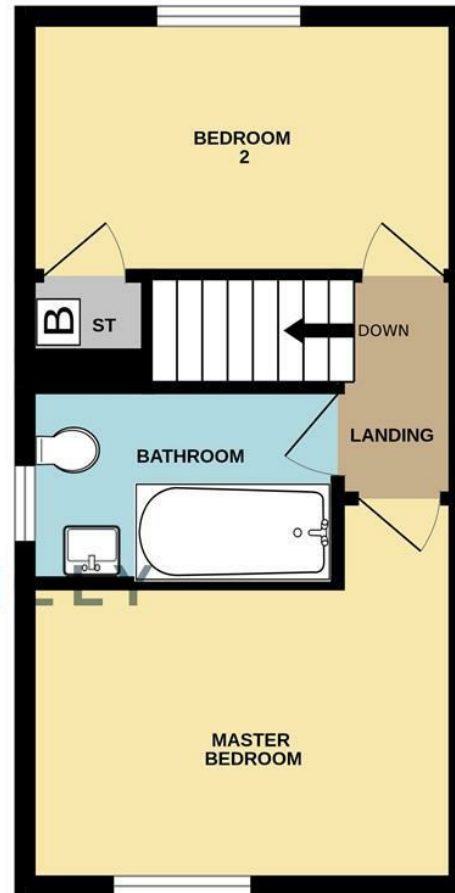




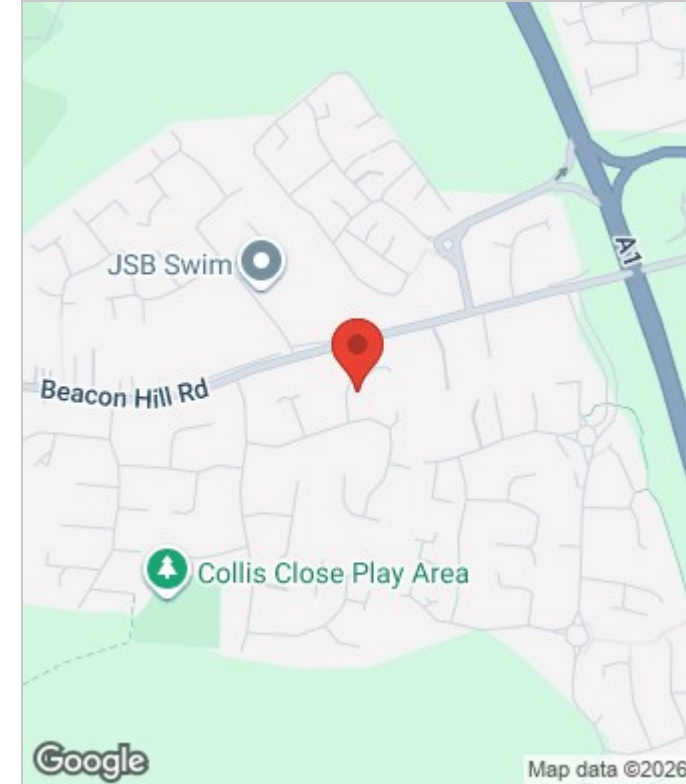
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	