



Broughton Drive, Newark

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OLIVER REILLY



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Guide Price £250,000

- **SUBLIME & EXTENDED DETACHED HOME**
- **QUIET & SECLUDED CUL-DE-SAC POSITION**
- **MAGNIFICENT DINING KITCHEN**
- **STUNNING FIRST FLOOR BATHROOM & EN-SUITE**
- **CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES**
- **THREE BEDROOMS**
- **THREE RECEPTION ROOMS**
- **GF W.C & UTILITY ROOM**
- **MULTI-VEHCILE DRIVEWAY & BEAUTIFULLY LANDSCAPED GARDEN**
- **IMPECCABLE PRESENTATION & NO CHAIN! Tenure: Freehold EPC 'C'**



A HOME BEYOND ALL EXPECTATIONS!!!!

It's monumentally rare that you'll find a house as impressive as this!... DON'T LET IT PASS YOU BY! Having been EXTENDED & SIGNIFICANTLY IMPROVED INSIDE AND OUT by the existing owners, this SLEEK & SUBLIME detached family residence is a CUT ABOVE THE REST. Finished to an extraordinary standard and boasting a SPACIOUS, ADAPTABLE & FREE-FLOWING LAYOUT.

The property presents a pleasant and quiet cul-de-sac position, close to Newark Town Centre and surrounded by a vast array of excellent local amenities.

The EXCEPTIONAL CONDITION remains easy on the eye and comprises: Inviting entrance hall, a stylish ground floor W.C, a FABULOUS OPEN-PLAN DINING KITCHEN with a central dining island and wide array of integrated appliances, a separate utility room and OPEN-PLAN access through to a LOVELY LIVING ROOM with RAISED ROOF LANTERN and French doors out to a secluded seating area. There is a separate dining room and sitting room. Boasting great multi-functional potential.

The first floor provides a STYLISH FAMILY BATHROOM, three bedrooms and a LAVISH EN-SUITE SHOWER ROOM. Externally, the PERFECTED PRESENTATION continues... Enjoying a BRIGHT, BEAUTIFUL and thoughtfully landscaped rear garden. Showcasing a variety of lovely seating/ entertainment areas. Enhanced by a vast degree of privacy, all year round! The front aspect provides a TARMAC DRIVEWAY, with a front garden large enough to be adapted to create further parking options, if required.

Additional benefits of this CRACKING CONTEMPORARY STUNNER include uPVC double glazing and gas fired central heating, via a modern combination boiler, installed in the last two years.

A MODERN MASTER-PIECE promises EFFORTLESS LIVING & SYMPATHETIC STYLE simply like no other! Internal viewings are ESSENTIAL to gain a full sense of appreciation! Marketed with NO ONWARD CHAIN!

ENTRANCE HALL: Max measurements provided.	14'2 x 6'4 (4.32m x 1.93m)
GROUND FLOOR W.C:	5'3 x 3'1 (1.60m x 0.94m)
STUNNING DINING KITCHEN: A magnificent OPEN-PLAN space. Exquisitely finished with quality Quartz worksurfaces and a range of integrated modern appliances, including a four ring induction hob and a large single ring gas hob with extractor hood above. Medium height electric double oven, full height fridge, dishwasher and a central dining island with two integrated wine fridges. Max measurements provided.	13'7 x 13'6 (4.14m x 4.11m)
UTILITY ROOM: Of further modern design, with inset stainless steel sink. Integrated full height freezer. Under-counter provision for a washing machine and tumble dryer.	8'6 x 4'10 (2.59m x 1.47m)
LIVING ROOM:	11'10 x 10'10 (3.61m x 3.30m)
DINING ROOM:	15'6 x 7'9 (4.72m x 2.36m)
SITTING ROOM:	7'9 x 6'9 (2.36m x 2.06m)
FIRST FLOOR LANDING:	6'3 x 3'6 (1.91m x 1.07m)
MASTER BEDROOM:	11'6 x 9'7 (3.51m x 2.92m)
BEDROOM TWO: Max measurements provided.	9'10 x 9'7 (3.00m x 2.92m)
BEDROOM THREE:	8'10 x 6'5 (2.69m x 1.96m)
SUPERB MODERN BATHROOM: Max measurements provided.	8'10 x 5'5 (2.69m x 1.65m)
STYLISH EN-SUITE SHOWER ROOM: Max measurements provided into shower cubicle.	8'10 x 5'4 (2.69m x 1.63m)





EXTERNALLY:

This tremendous modern home is peacefully positioned off the beaten track, within a quiet and convenient residential cul-de-sac. The front aspect is greeted with a tarmac driveway, with barked borders. A paved pathway leads to the composite entrance door. The attractive front garden is laid to lawn, which could also be adapted to create further off-street parking options. There is a lovely raised flower bed. The paved pathway continues to the right side aspect, with a secure timber personal gate, with external up/ down light, concealed gas/ electricity meters and an outside tap. This leads to a delightfully secluded paved seating area, with high-level raised plant beds and two external up/ down lights. This is also accessed via the uPVC double glazed french doors in the lovely living room. A low-level wooden personal gate opens into the LOVELY LANDSCAPED GARDEN. Full of brightness, vibrancy and privacy. Having been thoughtfully designed and predominantly gravelled, with a lovely paved entertainment area, complementary planted borders and a raised decked seating terrace with rope-fenced boundaries. There is provision for a garden shed. Two further external up/ down lights, part fenced and hedged side/ rear boundaries. Ensuring a vast degree of maturity and privacy, all year round.

Approximate Size: 1,025 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 modern combination boiler, installed in the last two years 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: 'C'

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 close proximity and 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 marketplace 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.

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.

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.

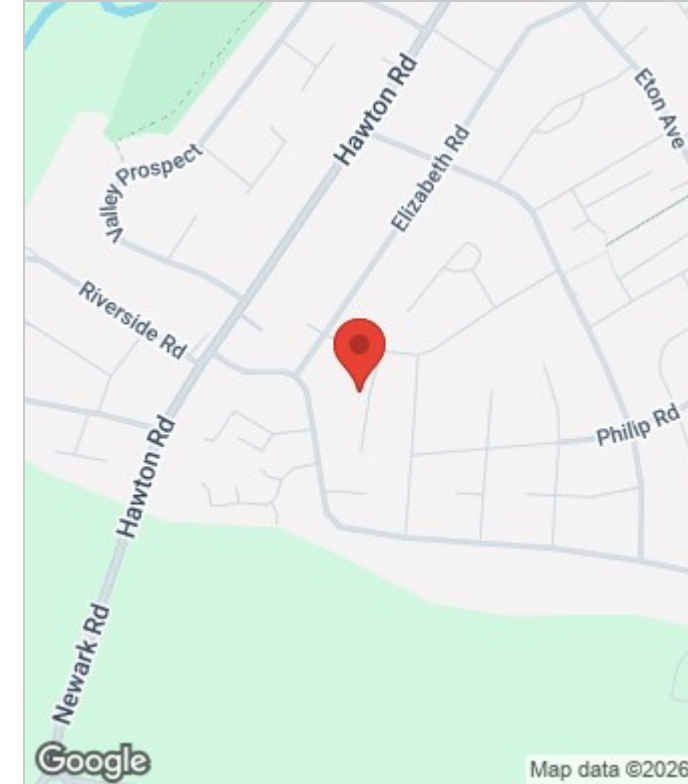
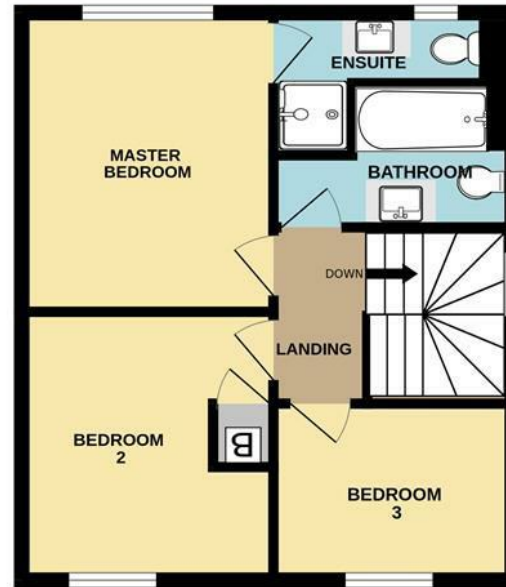




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	