



Beacon Heights, Newark

 4  1  2  C

 OLIVER REILLY



# Beacon Heights, Newark

- SUPERB DETACHED HOPME
- HIGHLY RENOWNED & QUIET CUL-DE-SAC POSITION
- SUBLIME OPEN-PLAN LIVING/DINING KITCHEN
- STUNNING FOUR-PIECE FAMILY BATHROOM
- LARGE 0.16 OF AN ACRE CORNER PLOT WITH MATURE GARDENS
- FOUR DOUBLE BEDROOMS
- GENEROUS TRIPLE-ASPECT LIVING ROOM & CONSERVATORY
- GF W.C & UTILITY ROOM
- INTEGRAL GARAGE, CARPORT & MULTI-VEHICLE DRIVEWAY
- EXCEPTIONAL PRESENTATION! Tenure: Freehold. EPC 'C'

Guide Price: £425,000 - £450,000. A SUBLIME CONTEMPORARY SHOWSTOPPER!!! It doesn't get much better than THIS!... Prepare to fall head over heels for this outstanding detached residence. Occupying an enviable 0.16 of an acre corner plot. Situated in an immensely desirable residential cul-de-sac, a stones throw away from the Town Centre, an abundance of amenities and useful transport links. Including the A1 and A46 corridor.

If you're searching for perfection... This could well be IT! Boasting IMPECCABLE PRESENTATION, STYLISH DECOR and a THOUGHTFUL LAYOUT. All combining to create an impressive, adaptable and elegant home you can be proud of! The copious internal layout reaches almost 1,700 square/ft and comprises: Inviting reception hall with composite front door and oak staircase. A large ground floor W.C, FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN with a breakfast bar, under-floor heating, speaker system and a range of integrated (majority NEFF) appliances. Oak double doors open into a WOPNDERFUL TRIPLE ASPECT LIVING ROOM. There is also an expansive utility room and a lovely conservatory.

The first floor provides FOUR DOUBLE BEDROOMS. Two of which are enhanced with fitted wardrobes and a STUNNING FOUR-PIECE FAMILY BATHROOM.

Externally, you'll be in awe of the mesmerising wrap-around corner plot. Enjoying a large front, side and rear garden. All retaining a high-degree of privacy, with various private seating/ entertainment spaces. The front aspect offers an EXTENSIVE DRIVEWAY with an attached carport and INTEGRAL SINGLE GARAGE. Equipped with power, lighting and potential to be utilised into additional living space. Subject to approvals.

Additional benefits of this OUTSTANDING MODERN GEM include uPVC double glazing, gas central heating, integrated ceiling speak system and complementary oak internal doors throughout.

SET YOUR SIGHTS!.. on... BRILLIANT BEACON HEIGHTS!...A home like no other!



## Guide Price £425,000 - £450,000



|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                        | 13'5 x 7'0 (4.09m x 2.13m)   |
| <b>GROUND FLOOR W.C:</b>                                                                                                                                                                                                                                                                                                                                                                                                                    | 5'4 x 4'10 (1.63m x 1.47m)   |
| <b>GENEROUS TRIPLE-ASPECT LIVING ROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                  | 19'8 x 12'0 (5.99m x 3.66m)  |
| <b>SUPERB OPEN-PLAN LIVING/DINING KITCHEN:</b><br>A hugely impressive family-sized space with UNDER-FLOOR HEATING and ceiling inset speaker system. Enhanced by Quartz work surfaces, a fitted breakfast bar and a range of integrated appliances, including, two medium, height 'NEFF' electric ovens, a fridge freezer, dishwasher, NEFF five ring induction hob with downdraft extractor fan and wine fridge. Max measurements provided. | 19'3 x 13'2 (5.87m x 4.01m)  |
| <b>CONSERVATORY:</b><br>Of part brick and uPVC construction, with a sloped ploy-carbonate roof. Providing wood-effect laminate flooring, two wall light fittings, power sockets, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors to the left side elevation open out to the private rear garden.                                                                                               | 9'10 xc 9'5 (3.00m xc 2.87m) |
| <b>LARGE UTILITY ROOM:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                    | 12'2 x 11'4 (3.71m x 3.45m)  |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                   | 13'3 x 9'7 (4.04m x 2.92m)   |
| <b>MASTER BEDROOM:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                        | 16'1 x 9'10 (4.90m x 3.00m)  |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                                           | 13'11 x 9'6 (4.24m x 2.90m)  |
| <b>BEDROOM THREE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       | 9'10 x 9'1 (3.00m x 2.77m)   |
| <b>BEDROOM FOUR:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        | 10'0 x 7'2 (3.05m x 2.18m)   |
| <b>STUNNING FOUR-PIECE BATHROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                        | 10'2 x 6'6 (3.10m x 1.98m)   |
| <b>INTEGRAL SINGLE GARAGE:</b><br>Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the gas, electricity and electrical RCD consumer unit. Two obscure uPVC double glazed windows to the right side elevation. An internal door leads into the utility room. The garage boasts excellent scope to be converted into additional living accommodation. Subject to relevant approvals.                   | 18'1 x 9'1 (5.51m x 2.77m)   |



**EXTERNALLY:**  
The outstanding detached residence is pleasantly positioned in one of Newark most renowned and rarely available locations. The property STANDS PROUD on a CAPTIVATING 0.16 OF AN ACRE PRIVATE PLOT. Greeted with dropped kerb vehicular access onto an EXTENSIVE TARMAC MULTI-CAR DRIVEWAY. Leading down to a oak framed carport and integral single garage. The large and well-tended front garden is predominantly laid to lawn. Hosting an abundance of mature planted borders. Retaining a high-degree of privacy, via high-level hedged front and side boundaries. There is access to the composite front entrance door, with external up/ down light. The right side aspect has a wooden personal gate, opening through to the LOVELY & SECLUDED REAR GARDEN. Enjoying a substantial paved seating/ entertainment area, with provision for a hot tub and ample space to relax and unwind. There are raised plant beds. The rear garden is predominantly laid to lawn, promoting privacy and tranquility from every angle. Assisted by the vast array of maturity, via established shrubs, hedges and trees. Provision for a garden shed. Outside tap, double external power socket and a range of external up/ down lights. There are a variety of fenced, hedged and tree-lined boundaries. All enhancing the seclusion and serenity, all year round!

**Approximate Size: 1,665 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral single garage but does not include the carport.

**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.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**Tenure: Freehold.**

Sold with vacant possession on completion.

**EPC: Energy Performance Rating: 'C' (71)**

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. 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.

**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:**

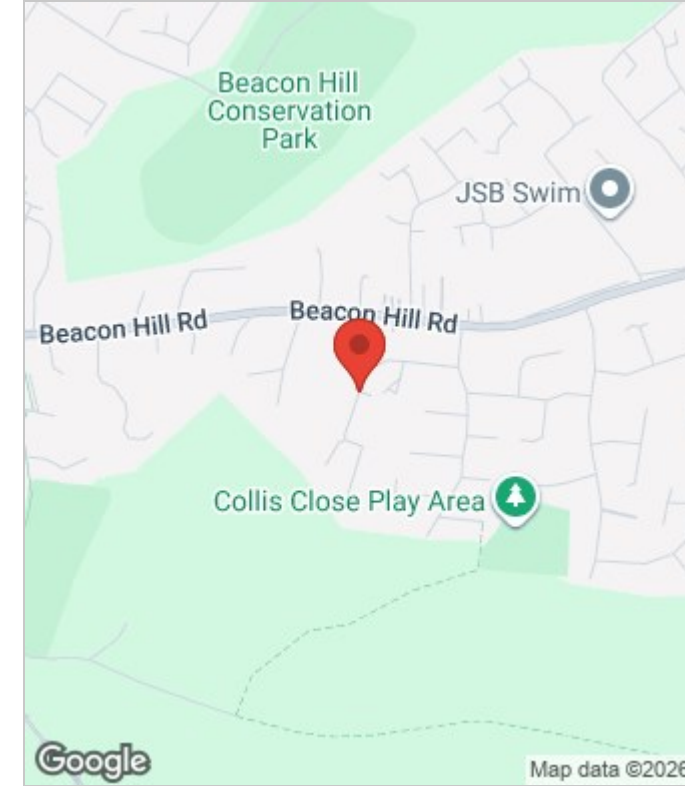
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**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.







| 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>71</b>               | <b>80</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |