Newbury Road, Newark
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OLIVER REILLY

Newbury Road, Newark

Guide Price £275,000 - £285,000

- SUPERB DETACHED HOME
- HUGELY POPULAR & WELL-CONNECTED LOCATION
- WONDERFUL OPEN-PLAN DINING KITCHEN
- LOVELY LANDSCAPED SOUTH-FACING GARDEN
- EASE OF ACCESS ONTO MAIN ROADS & TO TOWN CENTRE
- THREE WELL-APPOINTED BEDROOMS
- TWO RECEPTION ROOMS & UTILITY
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- MULTI-VEHCILE TARMAC DRIVEWAY
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'C'

Guide Price: £275,000 - £285,000. EXPECT EXCELLENCE!...
This outstanding detached residence promises NOT TO DISAPPOINT!... Having been tastefully and lovingly enhanced to create an abundance of CLASS & QUALITY! Noticeably apparent from the moment you walk through the door.
This eye-catching MODERN BEAUTY is pleasantly situated in the heart of a HUGELY POPULAR & WELL-CONNECTED LOCATION. Boasting ease of access onto the A1, A46 & to Newark Town Centre. Lying in catchment for the desirable Coddington C of E Primary school.
This lovely home promotes a FABULOUS & FREE-FLOWING LAYOUT that showcases great living flexibility, combined with EXCEPTIONAL PRESENTATION comprising: Entrance porch, an inviting inner reception hall, ground floor W.C, a GENEROUS BAY-FRONTED LOUNGE with complementary oak flooring and a stylish log burner. There is a separate sitting room/ study leading through to a separate utility room. The heart of the home lies in the MAGNIFICENT OPEN-PLAN DINING KITCHEN with complementary tiled flooring and a separate rear porch/ utility area.
The large first floor landing hosts a SUPERB FAMILY BATHROOM and three excellent sized bedrooms. The master bedroom is enhanced by a dressing area, with fitted wardrobes and a FABULOUS EN-SUITE SHOWER ROOM.
Externally, the property boasts a wonderful residential position, with a CRACKING CORNER PLOT! Greeted via a multi-vehicle tarmac driveway and well-tended front garden.
The BEAUTIFUL SOUTH FACING REAR GARDEN is a joy to behold. Promoting minimal maintenance & maximum enjoyment, along with a high-degree of seclusion, all year round.
Additional benefits of this IMPRESSIVE & IMPECCABLE home include uPVC double glazing complementary oak internal doors throughout, an alarm system and gas central heating, via a recently serviced boiler.
THE PERFECT BLEND OF PRACTICALITY AND MODERN LIVIVING AWAITS! Set your sights and don't look back!

ENTRANCE PORCH:	4'8 x 3'7 (1.42m x 1.09m)
INNER RECEPTION HALL: Max measurements provided.	7'5 x 6'4 (2.26m x 1.93m)
GROUND FLOOR W.C:	6'5 x 3'6 (1.96m x 1.07m)
GENEROUS BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	16'10 x 9'8 (5.13m x 2.95m)
SITTING ROOM/ STUDY:	11'2 x 8'5 (3.40m x 2.57m)
UTILITY:	8'5 x 4'5 (2.57m x 1.35m)
DINING AREA:	10'6 x 9'2 (3.20m x 2.79m)
OPEN-PLAN KITCHEN SPACE:	11'10 x 7'6 (3.61m x 2.29m)
REAR UTILITY PORCH:	6'7 x 6'3 (2.01m x 1.91m)
FIRST FLOOR LANDING:	16'3 x 6'6 (4.95m x 1.98m)
MASTER BEDROOM: Max measurements provided	11'9 x 9'9 (3.58m x 2.97m)
DRESSING AREA: With extensive fitted sliding wardrobes. Max measurements provided.	6'6 x 2'6 (1.98m x 0.76m)
EN-SUITE SHOWER ROOM:	
BEDROOM TWO:	10'3 x 8'8 (3.12m x 2.64m)
BEDROOM THREE:	9'2 x 7'5 (2.79m x 2.26m)
CONTEMPORARY FAMILY BATHROOM:	8'7 x 5'7 (2.62m x 1.70m)

EXTERNALLY:

This lovely modern detached home enjoys a desirable position in a well-renowned location. The front aspect is greeted with a multi-vehicle tarmac driveway, leading down to the front entrance porch. The front garden is well-tended and laid to lawn, with a mature tree. The left side aspect enjoys gravelled borders and a complementary range of mature bushes and shrubs. The right side aspect provides access to a useful lean-to store. The left side aspect has a secure wooden personal gate, opening into the LOVELY, LANDSCAPED SOUTH-FACING REAR GARDEN. Predominantly laid to lawn with complementary planted borders and a delightful decked seating terrace. A perfect retreat to relax and entertain.
There is an additional secluded gravelled seating area, enjoying views over to a raised pond. There is an outside tap, an external security light, hardstanding/ provision for a garden shed, a high-level walled side/ part rear boundaries and a fenced right side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system 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.

Approximate Size: 1,070 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 '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 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.

Viewing Arrangements:

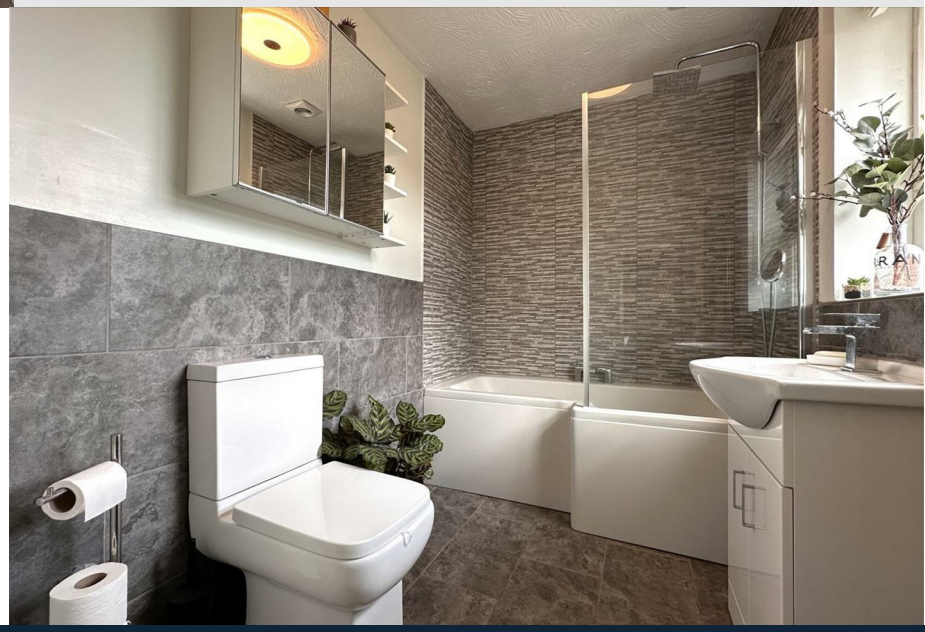
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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:

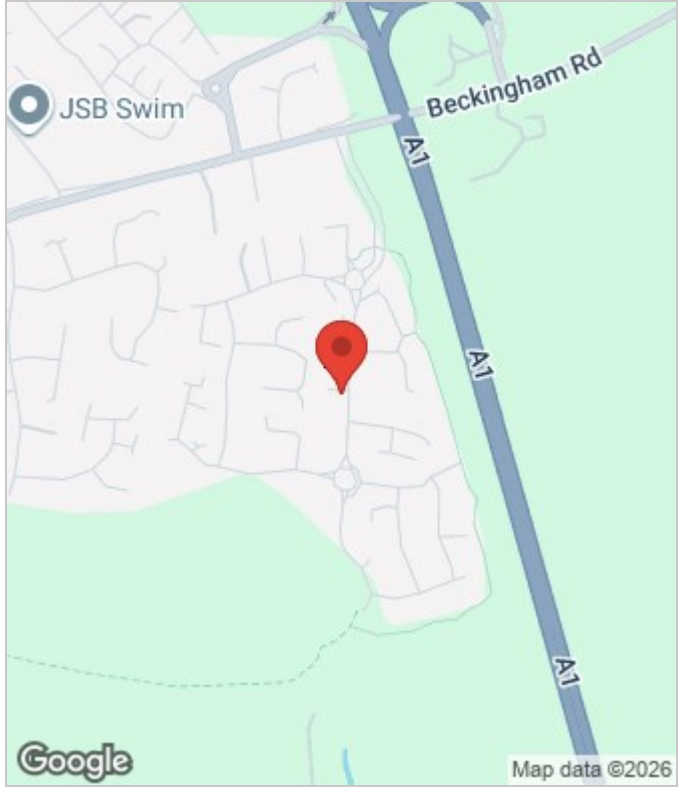
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

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