



St. Augustines Close, Newton Street, Newark

 3  1  1  D

OLIVER REILLY 



# St. Augustines Close, Newton Street, Newark

Guide Price £200,000 - £210,000

- STUNNING END TERRACE HOME
- PRIME LOCATION. CLOSE TO AMENITIES
- GENEROUS OPEN-PLAN LIVING SPACE
- INTEGRAL GARAGE & DRIVEWAY
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATIONS
- THREE BEDROOMS
- BARNBY ROAD ACADEMY CATCHMENT AREA
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- IDYLIC LOW-MAINTENANCE GARDEN
- EXQUISITE CONDITION! Tenure: Freehold EPC 'D'



**ENTRANCE HALL:** 6'4 x 3'5 (1.93m x 1.04m)  
A lovely inviting space. Accessed via an obscure painted double glazed composite external side door. Providing tiled flooring, a double panel radiator and ceiling light fitting. Open-access through to the large lounge/diner.

**GENEROUS OPEN-PLAN LOUNGE/DINER:** 24'2 x 10'2 (7.37m x 3.10m)  
A HUGE OPEN-PLAN MULTI-FUNCTIONAL RECEPTION ROOM. With continuation of the complementary tiled flooring. Providing three ceiling light fittings, three double panel radiators, a uPVC double glazed window to the front elevation, carpeted stairs rising to the first floor, with a useful under-stairs storage cupboard. Access into the integral single garage, uPVC double glazed French doors open out into the tranquil rear garden. There is OPEN-ACCESS through to the contemporary kitchen.

**CONTEMPORARY KITCHEN:** 7'10 x 7'5 (2.39m x 2.26m)  
With continuation of the complementary tiled flooring. The stylish modern kitchen hosts a range of white fitted wall and base units with work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring induction hob over, white tiled splash backs and extractor fan above. Plumbing/ provision for an under-counter washing machine, dishwasher and freestanding fridge freezer. Ceiling light fitting and a uPVC double glazed window to the rear elevation.

**FIRST FLOOR LANDING:**  
With carpeted flooring, a loft hatch access point, ceiling light fitting and smoke alarm. Access into the family bathroom and all three bedrooms.

**MASTER BEDROOM:** 10'7 x 10'3 (3.23m x 3.12m)  
A lovely DOUBLE bedroom. Accessed via a complementary oak internal door. Providing carpeted flooring, a single panel radiator, a ceiling light fitting and provision for a large freestanding wardrobe and generous drawer storage unit. uPVC double glazed window to the front elevation.

**BEDROOM TWO:** 10'1 x 7'11 (3.07m x 2.41m)  
A further DOUBLE BEDROOM. Accessed via a complementary oak internal door. Providing carpeted flooring, a single panel radiator, ceiling light fitting and provision for a freestanding double wardrobe. uPVC double glazed window to the rear elevation. Overlooking the lovely landscaped garden.

**BEDROOM THREE:** 10'5 x 7'0 (3.18m x 2.13m)  
A further WELL-PROPORTIONED bedroom. Accessed via a complementary oak internal door. Providing carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation. Overlooking the lovely rear garden.

Guide Price: £200,000 - £210,000. SETTING THE STANDARD!... PREPARE TO BE IMPRESSED!!!

What's not to love?... About this mesmerizing CONTEMPORARY CRACKER! Perfectly positioned within walking distance to the Town Centre and both train stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station. Surrounded by heaps of excellent on-hand amenities and lying within the catchment for the desirable BARNBY ROAD ACADEMY!

This SUBLIME end terrace residence, truly is something else! The property has been expertly enhanced by the existing owners, to create a MODERN-DAY MASTERPIECE. Ready and waiting for your immediate appreciation!

This eye-catching home lends MORE THAN MEETS THE EYE! Boasting a generous, yet free-flowing internal layout, comprising: Entrance hall, flowing through to a SUBSTANTIAL LOUNGE/DINER, with complementary French doors leading into an idyllic landscaped garden. The living space is OPEN-PLAN to a modern fitted kitchen. The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS and a stylish three-piece bathroom.

Externally. The property retains a high degree of kerb appeal. Greeted via a driveway, with access to the integral single garage. Providing power, lighting and a great degree of scope, to be utilised into additional living accommodation. If required. Subject to relevant approvals. The tranquil and picturesque rear garden is simply LOVELY! Retaining a high-degree of privacy. Having been beautifully landscaped, to create a wonderfully peaceful environment.

Further benefits of this exquisite home include uPVC double glazing throughout and gas fired central heating.

SEEING IS BELIEVING... Step inside and gain a full sense of appreciation for yourself. We promise you won't leave disappointed!



**FIRST FLOOR BATHROOM:**

8'1 x 7'8 (2.46m x 2.34m)

Of STYLISH MODERN DESIGN. Accessed via an complementary oak internal door. Providing patterned tile-effect vinyl flooring. A panelled bath, with chrome taps, floor to ceiling tiled splash backs, shower facility and a wall mounted clear-glass shower screen. A low-level W.C with integrated levered flush. A white ceramic wash hand basin with chrome taps. Inset to a fitted vanity storage unit. Medium height wall tiling, chrome heated towel rail, ceiling light fitting, extractor fan, fitted airing cupboard and an obscure uPVC double glazed window to the front elevation.

**INTEGRAL SINGLE GARAGE:**

17'5 x 7'11 (5.31m x 2.41m)

Accessed via a manual up/ over garage door. Providing power and lighting. Access to the modern 'GLOWWORM' combination boiler, gas meter and electrical RCD consumer unit. An oak personal door at the bottom of the garage, opens into the large lounge/diner. The garage provides great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a concrete driveway, giving access into the integral garage. A concrete pathway leads to the side entrance door. The front garden has been beautifully landscaped, with established bushes and gravelled borders. A shared left sided pathway leads to a right sided timber gate. Opening into the BEAUTIFULLY PRIVATE ENCLOSED REAR GARDEN. Having been superbly designed. To create a wonderfully tranquil escape. The garden has been hard landscaped and is predominantly pebbled with various paved seating spaces, high-level hedged borders, an outside tap and partially fenced/ hedged boundaries, with a high-level wall to the rear aspect. Ensuring maximum privacy. PLEASE NOTE: There is NO shared access across the properties rear garden.

**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.

**Approximate Size: 877 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral single garage.

**Tenure: Freehold. Sold with vacant possession.****Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'D' (68)****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 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, in approximately 1 hour 15 minutes. 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 a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

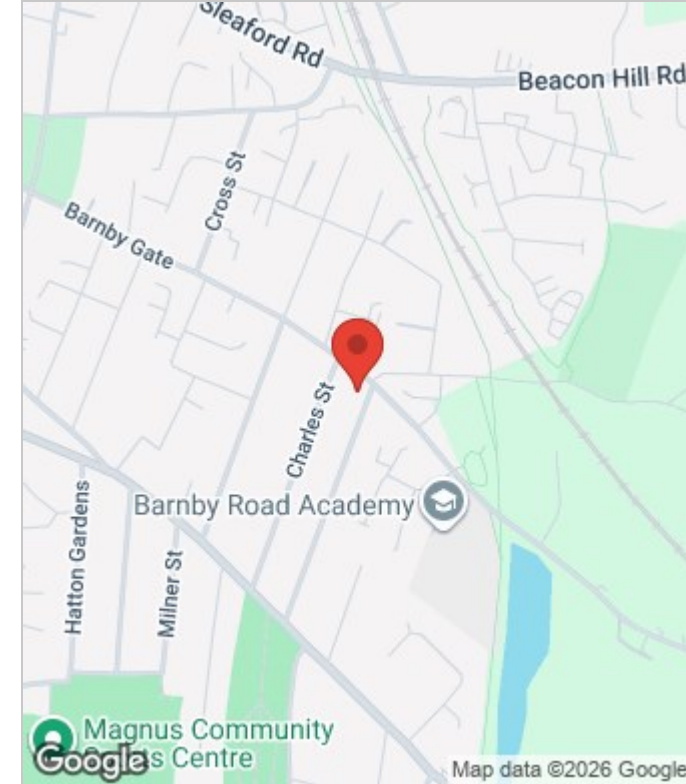
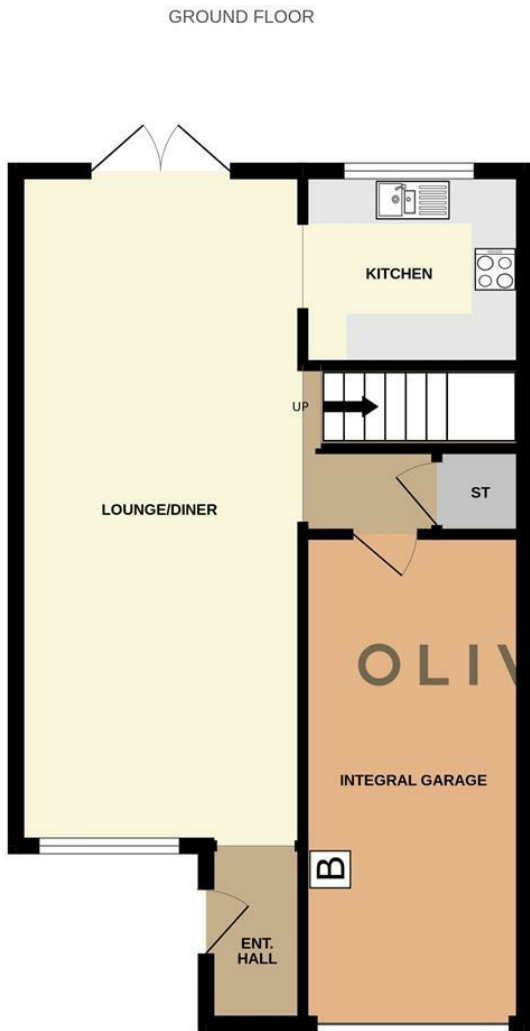
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

