Yarnsworth Road, Middlebeck, Newark

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OLIVER REILLY

Yarnsworth Road, Middlebeck, Newark

Guide Price £400,000 - £425,000

- SUBSTANTIAL DETACHED FAMILY HOME
- POPULAR & WELL-SERVED LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- GENEROUS REAR GARDEN WITH SEATING SPACES
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- INTEGRAL DOUBLE GARAGE & MULTI-VEHCILE DRIVEWAY
- NO CHAIN! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

Guide Price: £400,000-£425,000. SPACE, STYLE AND QUALITY!
Here we have an excellent example of an ALL-ROUND PERFECT family home. Pleasantly located in a well-renowned residential location. Only moment away from useful on-hand amenities, popular schools and equally desirable main road links.

This MAGNIFICENT MODERN BEAUTY is ready and waiting for you walk inside and FALL IN LOVE!... Boasting a substantial internal layout that reaches over 1,800 square/ft. Showcasing a BRIGHT & AIRY INTERNAL DESIGN!.. Finished to an extremely high standard!

The copious internal design comprises: Inviting reception hall, a lounge with complementary LVT flooring, a SUPERB OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances, a breakfast island, French doors out to a private decked seating area and internal access into a separate utility room with a ground floor W.C The is also a lovely sitting/ family room, which offers further living flexibility, with BI-FOLD DOORS free-flowing out to the garden.

The extensive first floor landing occupies a fabulous family bathroom and FOUR DOUBLE BEDROOMS. Two of which are enhanced by LAVISH EN-SUITE SHOWER ROOMS.

Externally, the property promotes a great plot! Greeted with a multi-vehicle tarmac driveway, ensuring side-by-side off-street parking. Leading to an INTEGRAL DOUBLE GARAGE. Equipped with power, lighting, an electric up/ over garage door and exciting scope to be utilised into additional living accommodation. Subject to relevant approvals.
The GENEROUS REAR GARDEN hosts a perfect external escape, with room for the whole family! Enjoying a variety of secluded seating areas.

Further benefits of this COPIOUS CONTEMPORARY CRACKER include uPVC double glazing, gas central heating, via a 'HIVE' system, fitted blinds/ curtains and a high energy efficiency rating (EPC: 'B').

FAMILY LIFE AWAITS!... This is sure to tick all your boxes... AND MORE! Available with NO ONWARD CHAIN!!

RECEPTION HALL:	18'2 x 6'6 (5.54m x 1.98m)
LOUNGE:	15'8 x 9'8 (4.78m x 2.95m)
OPEN-PLAN DINING KITCHEN:	16'7 x 11'1 (5.05m x 3.38m)
UTILITY ROOM:	6'4 x 4'6 (1.93m x 1.37m)
GROUND FLOOR W.C:	5'5 x 4'9 (1.65m x 1.45m)
GENEROUS SITTING/ FAMILY ROOM:	16'6 x 9'5 (5.03m x 2.87m)
FIRST FLOOR LANDING: Max measurements provided.	18'3 x 5'10 (5.56m x 1.78m)
MASTER BEDROOM: With extensive fitted wardrobes.	13'1 x 9'10 (3.99m x 3.00m)
MASTER EN-SUITE:	9'6 x 4'6 (2.90m x 1.37m)
BEDROOM TWO: Max measurements provided.	14'6 x 12'8 (4.42m x 3.86m)
EN-SUITE SHOWER ROOM:	8'2 x 3'9 (2.49m x 1.14m)
BEDROOM THREE: Max measurements provided.	12'8 x 12'2 (3.86m x 3.71m)
BEDROOM FOUR:	13'6 x 10'2 (4.11m x 3.10m)
STYLISH FAMILY BATHROOM:	8'5 x 7'2 (2.57m x 2.18m)
INTEGRAL DOUBLE GARAGE:	19'7 x 18'2 (5.97m x 5.54m)

Accessed via an electric garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit. Hosting a range of fitted wall and base units, with work surfaces over. A rear personal clear double glazed external door opens out to the garden. The garage boasts great scope to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:

This substantial detached home is situated in a desirable residential location. Convenient to the Town Centre, Balderton and to a wide array of excellent amenities. The property commands an excellent sized plot and is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY. Allowing side-by-side off-street parking and access into the INTEGRAL DOUBLE GARAGE.

The well-tended front garden is predominantly lait to lawn with planted trees and slate shingled borders. There is a hedged front boundary, open left side boundary and a fenced right side boundary, with a paved pathway down to a timber access gate. Opening into the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn with a small selections of established bushes. There is a large garden shed, a paved seating area, directly accessed via the BI-FOLD DOORS in the sitting/ family room and an additional raised decked seating area, with timber framed pergola, Accessed via uPVC double glazed French doors in the dining kitchen. There is an outside tap, walled/ fenced left side boundaries, fully fenced right side and rear boundaries. Hosting ample space for the whole family to relax and enjoy!

Approximate Size: 1,860 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 , with a 'HIVE' 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'B' (84)

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, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

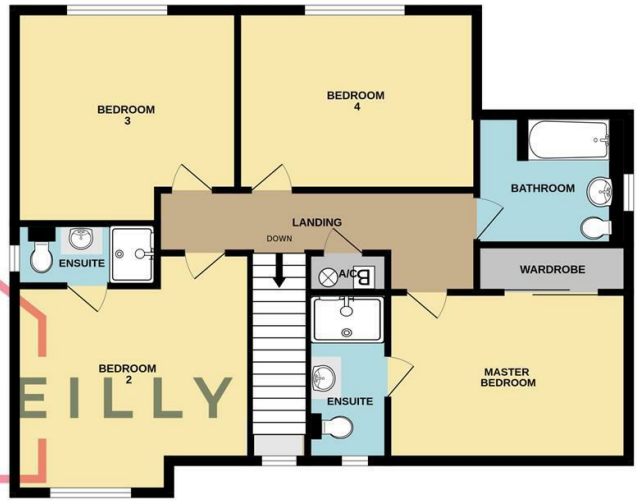
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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



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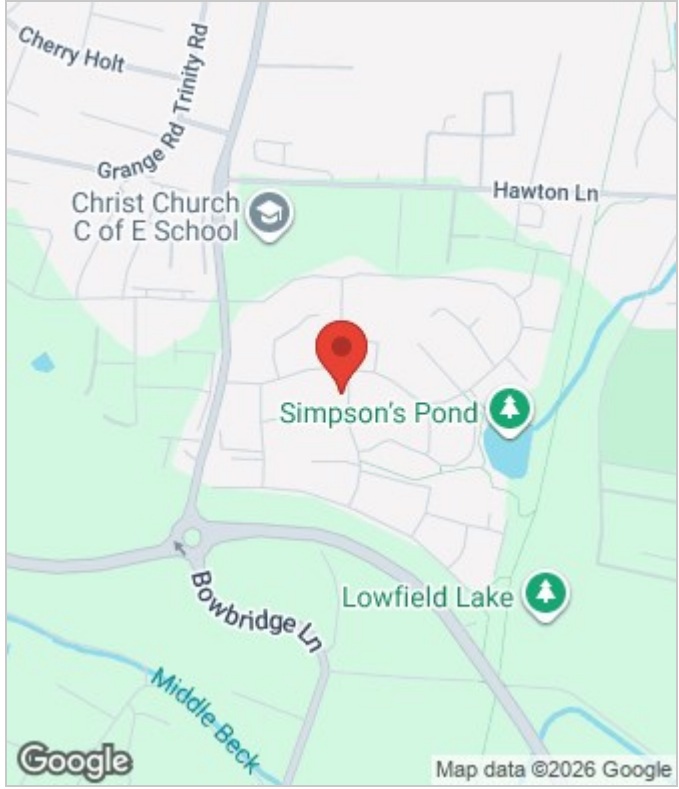
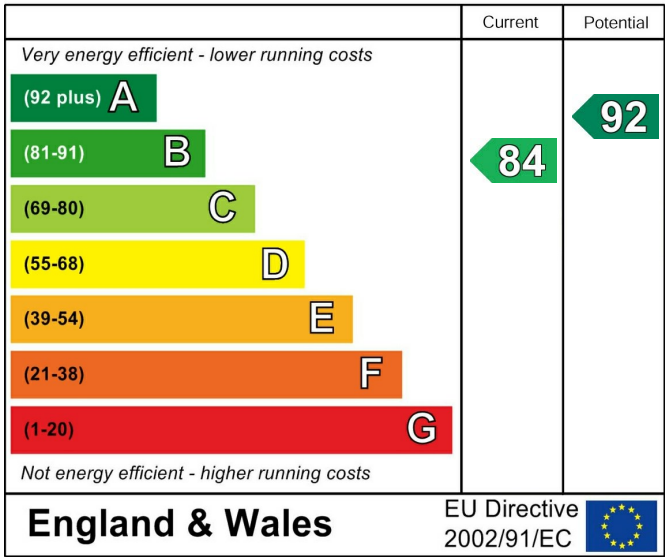


Energy Efficiency Rating



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