



Clarks Lane, Newark

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 OLIVER REILLY



Clarks Lane, Newark

- SUBLIME SEMI-DETACHED HOME
- QUIET CUL-DE-SAC WITH TREE-LINED OUTLOOK
- MULTI-PURPOSE DINING/ SITTING ROOM WITH CONSERVATORY
- PRIVATE SETTING, AMPLE PARKING & LOW-MAINTENANCE GARDEN
- OWNED SOLAR PANELS/ 12KW BATTERY & MODERN COMBINATION BOILER
- THREE BEDROOMS WITH FITTED WARDROBES
- WONDERFUL OPEN-PLAN LIVING/ DINING KITCHEN
- FABULOUS FOUR-PIECE FAMILY BATHROOM
- EASE OF ACCESS ONTO MAIN ROAD CORRIDORS & TO TOWN CENTRE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'A'

Guide Price: £230,000 - £240,000. A MODERN MASTERPIECE! IT DOESN'T GET BETTER THAN THIS!!! Prepare to be WOWED by this SLEEK, STYLISH & SPECTACULAR semi-detached residence! READY TO WELCOME YOU HOME!. Privately positioned in arguably the most enviable position on this popular and convenient residential cul-de-sac.

We promise you wont have seen anything quite like this before!... Having been SIGNIFICANTLY IMPROVED, THOUGHTFULLY ADAPTED and finished to an EXQUISITE STANDARD! The only thing that's missing... IS YOU!

This impressive contemporary home remains close to the hustle and bustle of Newark Town Centre. Lying well-connected to the A1 & A46 corridors, along with personally being enhanced by an unspoiled tree-lined outlook to the side aspect, leaving you far away from civilisation!

This expansive residence has utilised every inch if living space, spanning over 1,000 square/ft, with an envious FREE-FLOWING DESIGN, comprising: FABULOUS OPEN-PLAN DINING KITCHEN, with quality LVT flooring, LED plinth lighting and a fitted breakfast bar, leading down to a large living area with a feature log burner and mosaic slate splashback. There is a separate sitting dining room and a large conservatory, with air-conditioning, leading to the private garden.

The first floor hosts THREE BEDROOMS- ALL WITH BESPOKE FITTED WARDROBES, and a STUNNING FOUR-PIECE BATHROOM.

Externally, the attractive residential position speaks for itself! Greeted with AMPLE OFF-STREET PARKING. There is a large side external store and a GORGEOUS LOW-MAINTENANCE GARDEN!.. Commanding a beautiful private oasis and perfect space to relax and unwind!

Additional benefits of this STRIKING SEMI include uPVC double glazing, gas central heating, via a modern combination boiler, installed in the last 3 years, 16 OWNED SOLAR PANELS to the front/ rear with a 12KW BATTERY and complementary oak internal doors throughout.

A MAGNIFICENT MODERN DESIGN MEETS EVERYDAY COMFORT... An opportunity that shouldn't be missed!!



Guide Price £230,000 - £240,000



OPEN-PLAN LIVING/DINING KITCHEN:	30'3 x 9'3 (9.22m x 2.82m)
LIVING AREA:	17'6 x 9'7 (5.33m x 2.92m)
DINING/SITTING ROOM: Max measurements provided.	13'6 x 7'1 (4.11m x 2.16m)
CONSERVATORY: Of part brick and uPVC construction with a pitched poly-carbonate roof and internal insulation with white ceiling panelling. Providing beech-effect laminate flooring, two wall light fittings, power sockets, electric heater and AIR-CONDITIONING. uPVC double glazed windows to both side and rear elevations, with complementary perfect-fite venetian blinds. uPVC double glazed French doors open out to the garden.	16'7 x 7'8 (5.05m x 2.34m)
FIRST FLOOR LANDING:	6'5 x 4'7 (1.96m x 1.40m)
MASTER BEDROOM: Max measurements provided up to EXTENSIVE FITTED WARDROBES.	9'7 x 9'4 (2.92m x 2.84m)
BEDROOM TWO: Max measurements provided up to EXTENSIVE FITTED WARDROBES.	10'5 x 8'2 (3.18m x 2.49m)
BEDROOM THREE: Max measurements provided up to EXTENSIVE FITTED WARDROBES.	7'3 x 6'7 (2.21m x 2.01m)
SUPERB FOUR-PIECE BATHROOM: Max measurements provided.	10'9 x 8'2 (3.28m x 2.49m)
ATTACHED EXTERNAL STORE: Of timber construction, with a sloped plastic roof. Accessed via a wooden personal door to the front and rear. Providing excellent externa; storage.	20'3 x 3'10 (6.17m x 1.17m)



EXTERNALLY:

This outstanding semi-detached home enjoys a secluded position, tucked away down a private and quiet residential cul-de-sac. The front aspect is greeted with a part tarmac and part block paved DOUBLE-WIDTH DRIVEWAY. Ensuring AMPLE OFF-STREE PARKING! Additional gravelled off-street parking is also available in front of the house. There is decorative gravelled hard-standing. Access to the front entrance door, with external up/ down light, concealed gas/ electricity meters. The left side aspect provides a LARGE ATTACHED EXTERNAL STORE.

The LOVELY, LOW-MAINTENANCE and fully enclosed rear garden presents a delightful external escape. Predominantly laid to artificial lawn, with a mature tree and partial, well-tended hedges. There is provision for a garden shed. There is a part paved and tiled outdoor entertainment space, directly accessed via the uPVC double glazed French doors in the conservatory. There is an external security light, fully fenced side and rear boundaries. The garden is strongly enhanced by a DELIGHTFUL UNSPOILED TREE-LINED OUTLOOK to the left side aspect. Promoting the privacy, all year round!

Approximate Size: 1,030 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 'VIESSMANN' boiler installed in the last 3 years, owned solar panels 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.

Owned Solar Panels:

There are 8 solar panels to the front roof-line and 8 panels to the rear roof-line. 16 in total. They are owned outright, with 12KW BATTERY STORAGE. Installed in the last 3 years.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'bbc'-A'

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 popular residential location. 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:

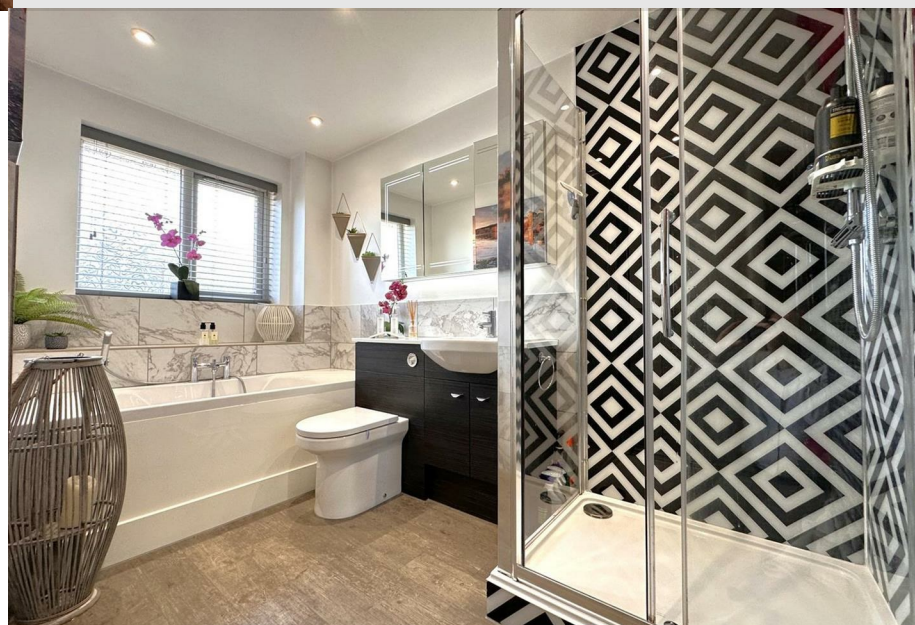
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.

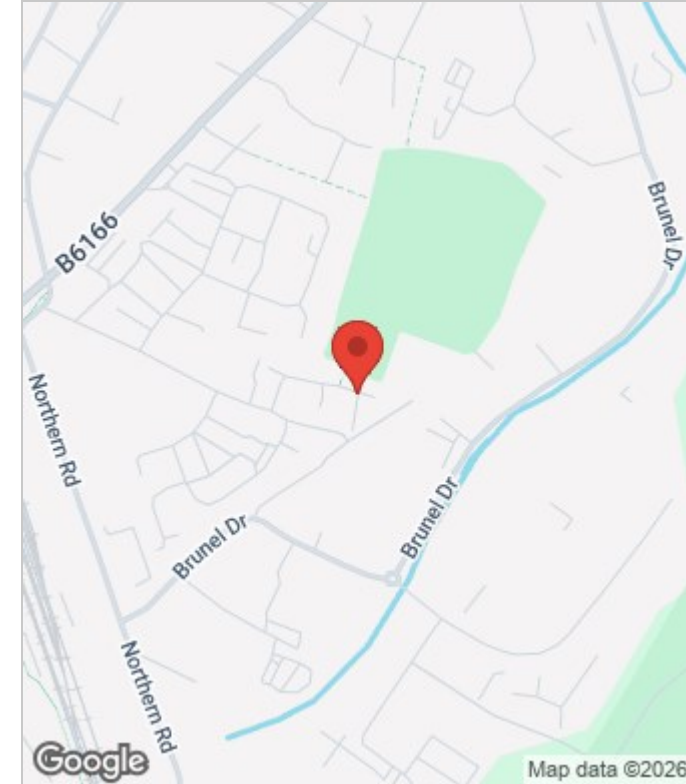
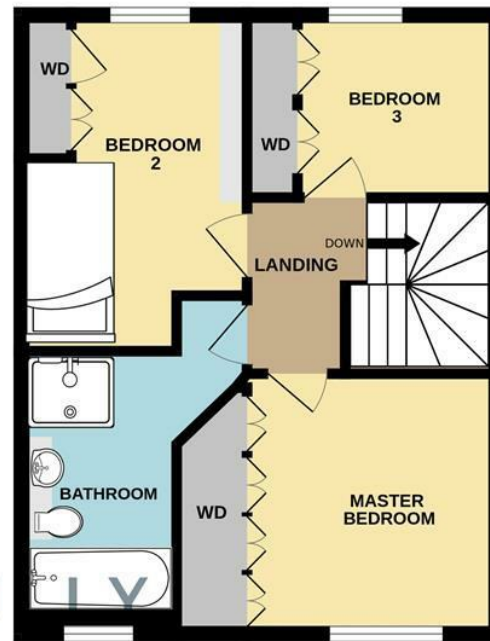




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(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 	