



Woodland Walk, Collingham, Newark

 3  2  1  B

OLIVER REILLY

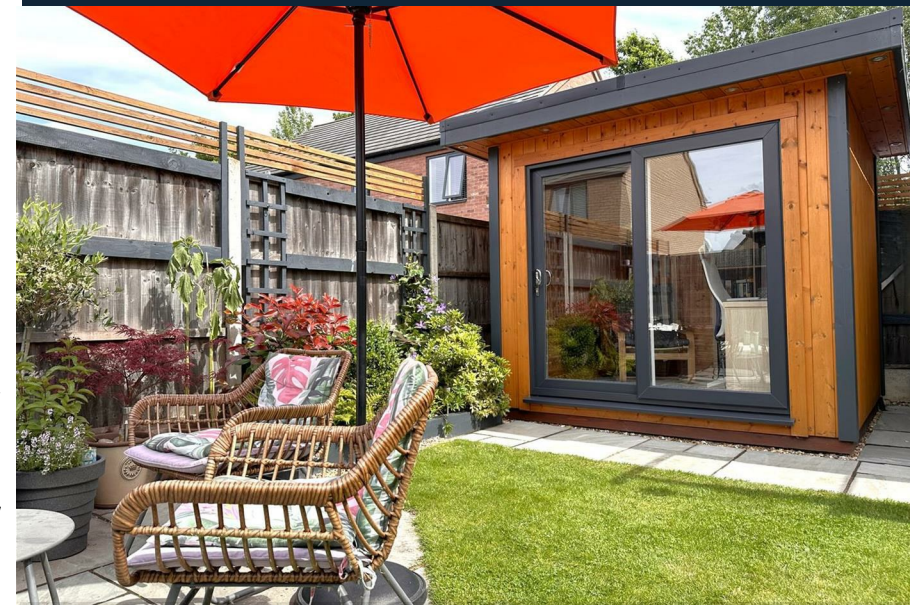




# Woodland Walk, Collingham, Newark

Guide Price £290,000 - £310,000

- SUPERB SEMI-DETACHED HOME
- DESIRABLE VILLAGE & SECLUDED CUL-DE-SAC
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- IMPRESSIVE DETACHED HOME OFFICE
- THREE BEDROOMS
- WONDERFUL OPEN-PLAN LIVING SPACE WITH UNDER-FLOOR HEATING
- IMPRESSIVE CONTEMPORARY KITCHEN
- DETACHED SINGLE GARAGE, MULTI-VEHICLE DRIVEWAY & EV CHARGER!
- EXCELLENT PRESENTATION! A MUST VIEW!  
Tenure: Freehold. EPC 'B'



Guide Price: £290,000-£310,000. STYLED TO PERFECTION!  
This wonderful three-bedroom semi-detached family home is presented in excellent condition and ready for immediate appreciation! Constructed in 2019. Enjoying a lovely position in a quiet cul-de-sac, lying in the HUGELY POPULAR & WELL-SERVED village of Collingham, a stones throw away from the local Train Station. Providing links to both Newark and Lincoln Station.

Woodland Walk sets the tone with IMPECCABLE PRESENTATION from the moment you arrive. Showcasing a BRIGHT, AIRY & FREE-FLOWING DESIGN that perfectly suits modern day living!  
The PERFECTLY-PROPORTIONED accommodation comprises: Inviting entrance hall, a ground floor W.C and a FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN space. with under-floor heating. Enhanced by premium integrated appliances and a copious degree of flexible living space, filled with natural light!

The first floor landing provides a large storage cupboard, an eye-catching family bathroom and THREE SIZEABLE BEDROOMS. The master bedroom boasts FITTED WARDROBES and a LAVISH EN-SUITE SHOWER ROOM.

Externally, this eye-catching home enjoys a lovely, quiet position, greeted with a MULTI-CAR BLOCK PAVED DRIVEWAY. Allowing tandem parking and access down to a LARGE DETACHED GARAGE. Equipped with power and lighting.

What's not to love about the BEAUTIFULLY LANDSCAPED REAR GARDEN? Creating an external oasis that's brimming with personality. Thoughtfully designed with comfort in mind. Enjoying a variety of paved seating areas and access into a DETACHED HOME OFFICE. Providing power and lighting. Perfect for the working from home lifestyle!

Additional benefits of this PICTURE-PERFECT abode include double glazing, a high energy efficiency rating (EPC B') and gas central heating. Under-floor heating benefits the ground floor, radiators and AIR-CONDITIONING enhance the upstairs.

Your journey continues here!.. Inside this TREMENDOUS TURN-KEY READY RESIDENCE!.. Ready & waiting for your recognition!

<b>ENTRANCE HALL:</b>	16'5 x 7'1 (5.00m x 2.16m)
<b>GROUND FLOOR W.C:</b>	5'2 x 3'2 (1.57m x 0.97m)
<b>GENEROUS OPEN-PLAN LIVING/ DINING SPACE:</b> Max measurements provided.	27'1 x 10'2 (8.26m x 3.10m)
<b>KITCHEN/ DINING AREA:</b> Max measurements provided.	17'8 x 10'2 (5.38m x 3.10m)
<b>FIRST FLOOR LANDING:</b> With a large fitted storage cupboard and loft hatch access point. Providing a pull-down ladder, lighting and partial boarding for storage.	11'8 x 7'1 (3.56m x 2.16m)
<b>MASTER BEDROOM:</b> With extensive FITTED WARDROBES. Max measurements provided.	10'8 x 10'3 (3.25m x 3.12m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided. Width reduces to 6'6 ft. (1.97m).	10'3 x 6'5 (3.12m x 1.96m)
<b>BEDROOM TWO:</b>	9'3 x 8'8 (2.82m x 2.64m)
<b>BEDROOM THREE:</b>	8'8 x 8'1 (2.64m x 2.46m)
<b>FAMILY BATHROOM:</b>	7'1 x 5'6 (2.16m x 1.68m)
<b>LARGE DETACHED GARAGE:</b> Of brick built construction with a pitched tiled roof. Accessed via an electric up/ over garage door. Equipped with power and lighting. A left sided personal door gives access out to the garden.	18'7 x 9'1 (5.66m x 2.77m)
<b>DETACHED HOME OFFICE:</b> Of complementary timber cladded construction, with external recessed ceiling spotlights. This is a brilliant multi-purpose space. Currently setup as a functional hoe office. Accessed via anthracite grey uPVC double glazed sliding doors. Providing wood-effect laminate flooring, a wall-mounted electric heater, power and lighting, via recessed ceiling spotlights.	7'3 x 7'3 (2.21m x 2.21m)





#### **EXTERNALLY:**

This magnificent modern semi-detached home enjoys a delightful position in an attractive residential cul-de-sac. Surrounded by a vast array of excellent amenities, situated in a hugely desirable village. The front aspect is greeted with a small block paved pathway, up to the front entrance door, with external wall light and storm canopy above. Access to the concealed gas/ electricity meters. The front garden is laid to lawn with an array of complementary plants and shrubs. There is a fenced left side boundary, part fenced and hedged right side boundary. The left side aspect provides a MULTI-CAR BLOCK PAVED DRIVEWAY. Leading down to a LARGE DETACHED GARAGE, with external security light and an EV CHARGER. A secure wooden personal gate opens through to the WONDERFULLY LANDSCAPED & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with attractive raised and planted borders. There are a variety of secluded seating areas, including a large ed outdoor entertainment space, accessed via the double glazed French doors in the open-plan living/ dining space. Hosting a outside tap, external power socket and two external wall lights. A paved pathway leads down to the bottom of the garden. Leading to a DETACHED HOME OFFICE. Promoting great multi-purpose potential. There are fully fenced side and rear boundaries.

#### **Approximate Size: 950 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 under-floor heating complementing the ground floor, radiators assisting the first floor and 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.

#### **Broadband Connectivity:**

Superfast Fibre broadband are both available to the property.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Collingham Brook Service/ Maintenance Charge:**

There is an annual service charge for the up-keep and maintenance of the immediate residential development. The total cost amounts to approximately £189 a year. Paid to Premier Estates.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'B'**

#### **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: Collingham**

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along with many other clubs. Two Churches and a Methodist Chapel.

#### **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:**

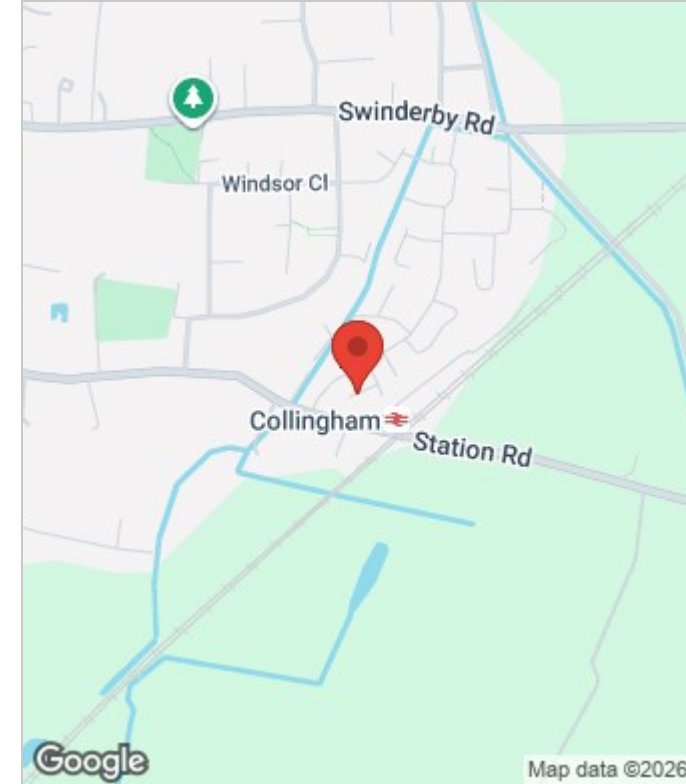
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	