



Hawton Road, Newark

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- SUPERB DETACHED BUNGALOW
- HIGHLY SOUGHT-AFTER LOCATION- CLOSE TO TOWN CENTRE!
- GENEROUS DUAL-ASPECT LIVING ROOM
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- EXCELLENT TURN-KEY READY CONDITION!
- THREE BEDROOMS
- FABULOUS MODERN DINING KITCHEN
- STUNNING FOUR-PIECE BATHROOM
- EXTENSIVE GATED DRIVEWAY, GARAGE/WORKSHOP & CARPORT
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £275,000 - £285,000. A TRANSFORMATION TO BE PROUD OF!

Take a look at this remarkable detached bungalow. Standing proud on one of Newark's most desirable street, a short walk to the Town Centre. Close, amenities, transport links and main road corridors. Promoting CONVENIENCE ON YOUR DOORSTEP!

If you're searching for CONTEMPORARY PERFECTION!... Then LOOK NO FURTHER! This handsome, homely and IMPECCABLY PRESENTED residence is a proven head-turner! Having been thoughtfully re-modelled and tastefully modernised, to create a functional, free-flowing and TURN-KEY-READY home that's crying out for your instant appreciation!

The well-proportioned accommodation spans approximately 800 square/ft and comprises: Porch, an entrance hall, open-plan through to a SUPERB DUAL-ASPECT DINING KITCHEN. Hosting a range of integrated appliances. A GENEROUS DUAL-ASPECT living room with feature fireplace. An inviting inner reception hall, THREE BEDROOMS and a STUNNING FOUR-PIECE BATHROOM.

Externally, the bungalow occupies a DECEPTIVE PLOT!. Welcomed by a SUBSTANTIAL BLOCK PAVED DRIVEWAY. Promising ample parking for a variety of vehicles, including a caravan/ motor home. This leads down to a CARPOT, ATTACHED GARAGE & INTEGRAL WORKSHOP. Equipped with power and lighting.

The charming, private and enclosed rear garden is easily maintainable and leaves much to the imagination... Poised for you to make your own!

Further benefits of this SUBLIME MODERN GEM include uPVC double glazing and gas central heating.

This restored, re-defined & vastly improved home is READY FOR IT'S NEXT CHAPTER!.. Step inside and make it yours! Available with NO ONWARD CHAIN!!!

Guide Price £275,000 - £285,000



<b>PORCH:</b>	51 x 4'5 (1.55m x 1.35m)
<b>ENTRANCE HALL:</b>	13'2 x 3'4 (4.01m x 1.02m)
<b>OPEN-PLAN DINING KITCHEN:</b>	15'4 x 7'5 (4.67m x 2.26m)
<b>GENEROUS DUAL-ASPECT LIVING ROOM:</b>	17'7 x 10'5 (5.36m x 3.18m)
<b>INVITING INNER HALLWAY:</b>	19'7 x 5'9 (5.97m x 1.75m)
Max measurements provided.	
<b>MASTER BEDROOM:</b>	12'3 x 10'4 (3.73m x 3.15m)
<b>BEDROOM TWO:</b>	10'7 x 7'7 (3.23m x 2.31m)
<b>BEDROOM THREE:</b>	7'10 x 6'8 (2.39m x 2.03m)
<b>STUNNING FOUR-PIECE BATHROOM:</b>	7'10 x 7'3 (2.39m x 2.21m)
<b>LARGE CARPORT:</b>	
With timber pillars and a plastic roof. Giving access down to the garage.	
<b>SINGLE GARAGE:</b>	16'4 x 8'10 (4.98m x 2.69m)
Of brick built construction. Accessed via wooden double doors. Providing power, lighting and a right sided personal door, leading out to the rear garden. Open access into the integral rear workshop.	
<b>INTEGRAL WORKSHOP:</b>	9'6 x 7'3 (2.90m x 2.21m)
Providing additional storage or workshop space, with a window to the side and rear elevation.	





#### **EXTERNALLY:**

This cracking contemporary bungalow is conveniently situated a short distance from the Town Centre, convenient for amenities and main road links. The bungalow occupies a deceptive plot, greeted with dropped kerb vehicular access onto a double wrought-iron gated block paved driveway. Ensuring AMPLE OFF-STREET PARKING, leading down to a carport and an attached garage. Access to the front porch and entrance door, with external wall light. The low-maintenance front garden is predominantly gravelled and paved, hosting sufficient space for additional parking options, if required. There are complementary mature bushes, wooden fenced side boundaries and a wrought-iron fenced front boundary.

A right sided access gate opens onto a concrete pathway, leading to the private and enclosed rear garden. Predominantly laid to lawn, with partial raised planted borders, an outside light and access into the attached garage, via a timber personal door. There are fenced side and rear boundaries, all assisting to retain a high-degree of privacy.

#### **Approximate Size: 800 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 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 'C'**

#### **EPC: Energy Performance Rating: 'D' (63)**

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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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:**

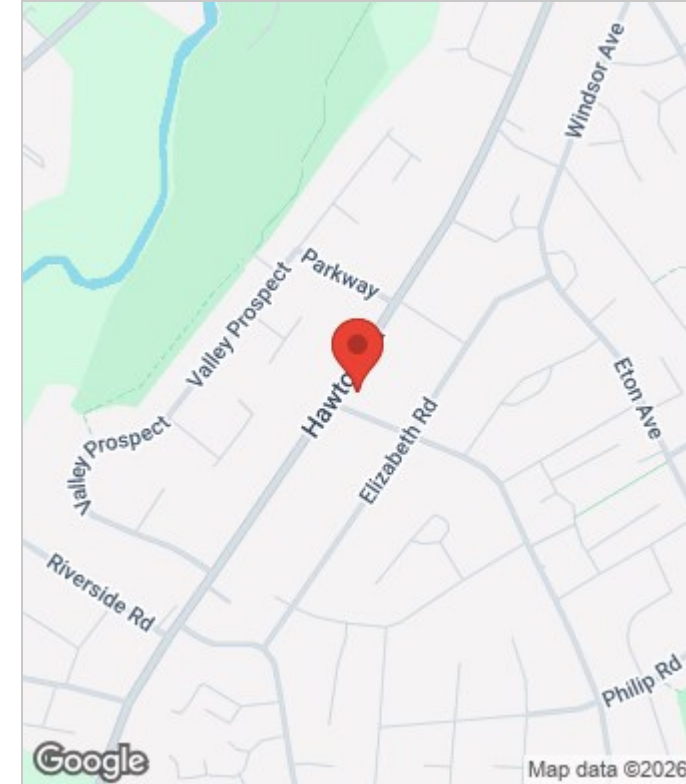
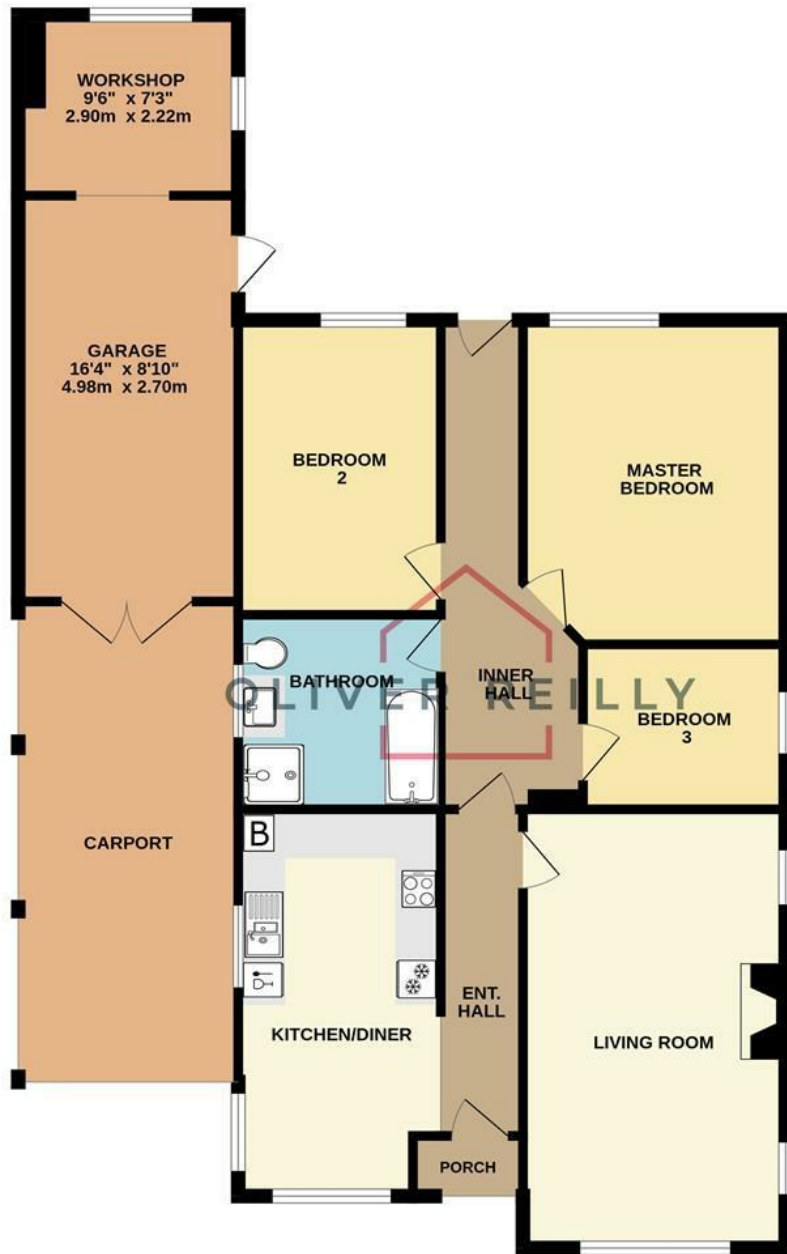
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</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	