
Ireton Avenue, Newark
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OLIVER REILLY


LONDON

# Ireton Avenue, Newark

## £270,000 - £280,000

- IMMACULATE DETACHED HOME
- POPULAR CUL-DE-SAC- CLOSE TO MAIN ROADS
- SPACIOUS OPEN-PLAN DINING KITCHEN
- BEAUTIFULLY LANDSCAPED GARDEN WITH RAISED SUN TERRACE
- EASE OF ACCESS TO AMENITIES & TOWN CENTRE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- MULTI-CAR TARMAC DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'



CONTEMPORARY HOME WITH SPACE TO GROW!!!

This brilliant and modern detached home will be sure to TICK ALL YOUR BOXES! Pleasantly situated in a charming, quiet and rarely available cul-de-sac, close to the Town Centre, in a highly renowned location that promotes great connectivity to the A1 & A46 corridors.

Holding a HIGH-DEGREE OF KERB APPEAL, we're certain you won't be disappointed when you step inside this IMPECCABLY PRESENTED family home. Showcasing an attractive and free-flowing internal layout, comprising: Inviting reception hall, a ground floor W.C, Spacious DUAL-ASPECT lounge, a MULTI-PURPOSE FAMILY/ SITTING ROOM with French doors out to the garden and a WONDERFUL L-SHAPED OPEN-PLAN DINING KITCHEN. Evidently promising to be the heart of this handsome home!

The galleried-style first floor landing provides THREE WELL-PROPORTIONED BEDROOMS!... Two of which are enhanced by EXTENSIVE FITTED WARDROBES. There is an EN-SUITE SHOWER ROOM benefitting the master bedroom and a separate three-piece family bathroom.

Externally, the property boasts a COMPLEMENTARY & WELL-APPOINTED PLOT. Greeted with a multi-car tarmac driveway and a well-tended front garden.
YOU'LL BE IN AWE of the WONDERFULLY LANDSCAPED REAR GARDEN. Thoughtfully designed with relaxation in mind! Enjoying a large raised decked sun terrace. Promising a perfect space to unwind and entertain! The garden itself is a huge credit to the existing owners, who have create an external oasis that can be appreciated, all year round!

Additional benefits of this SUPERBLY STYLISH HOME include uPVC double glazing, provision for an EV charger and gas central heating.

This outstanding home is DESIGNED FOR FAMILY LIFE & FINISHED TO IMPRESS! Do not delay... book your viewing... TODAY!





| | |
|---|---|
| **RECEPTION HALL:** | 7'5 x 6'2 (2.26m x 1.88m) |
| **GROUND FLOOR W.C:** | 6'5 x 3'6 (1.96m x 1.07m) |
| **DUAL-ASPECT LOUNGE**<br>Max measurements provided into bay-window. | 16'5 x 9'8 (5.00m x 2.95m) |
| **FAMILY/SITTING ROOM:** | 18'3 x 8'4 (5.56m x 2.54m) |
| **OPEN-PLAN DINING KITCHEN:**<br>Max measurements provided. | 16'2 x 10'5 (4.93m x 3.18m) |
| **FIRST FLOOR LANDING:** | 16'1 x 6'6 (4.90m x 1.98m) |
| **MASTER BEDROOM:**<br>Max measurements provided. | 12'1 x 9'7 (3.68m x 2.92m) |
| **DRESSING AREA:**<br>Max measurements provided up to both extensive fitted wardrobes. | 3'4 x 2'8 (1.02m x 0.81m) |
| **EN-SUITE SHOWER ROOM:**<br>Max measurements provided. | 7'5 x 4'8 (2.26m x 1.42m) |
| **BEDROOM TWO:** | 10'4 x 8'8 (3.15m x 2.64m) |
| **BEDROOM THREE:** | 9'3 x 7'5 (2.82m x 2.26m) |
| **FAMILY BATHROOM:** | 8'7 x 5'5 (2.62m x 1.65m) |



## EXTERNALLY:

This superb detached home is pleasantly positioned in a sought-after cul-de-sac. Close to on-hand amenities and transport links.
The front aspect is greeted with dropped kerb vehicular access onto a multi-car tarmac driveway, with slate shingled borders and provision for an EV charger. The well-tended front garden is laid to lawn, with mature bushes, creating privacy. There is access to the front porch with a sloped tiled roof, up to the entrance door. The left side aspect provides a paved pathway down to a secure wooden personal gate, opening into the WONDERFULLY LANDSCAPED REAR GARDEN. Predominantly laid to lawn with well-maintained planted and part grravelled borders. There are a variety of established trees and a range of secluded seating areas. Enjoying a large raised decked seating terrace. Perfect for entertaining and relaxing with the whole family! Provision for a large garden shed/ summerhouse. There is an outside tap, external lighting, a single external power socket, part walled/ fenced left side boundaries, fully fenced right side and rear boundaries.

## 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.

## Approximate Size: 998 Square Ft.

Measurements are approximate and for guidance only.

## Tenure: Freehold.

Sold with vacant possession on completion.

## Council Tax: Band 'C'

## Local Authority:

Newark & Sherwood District Council.

## EPC: Energy Performance Rating: 'tbc'- On Order'

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 with ease of access onto the A1 and A46. 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.

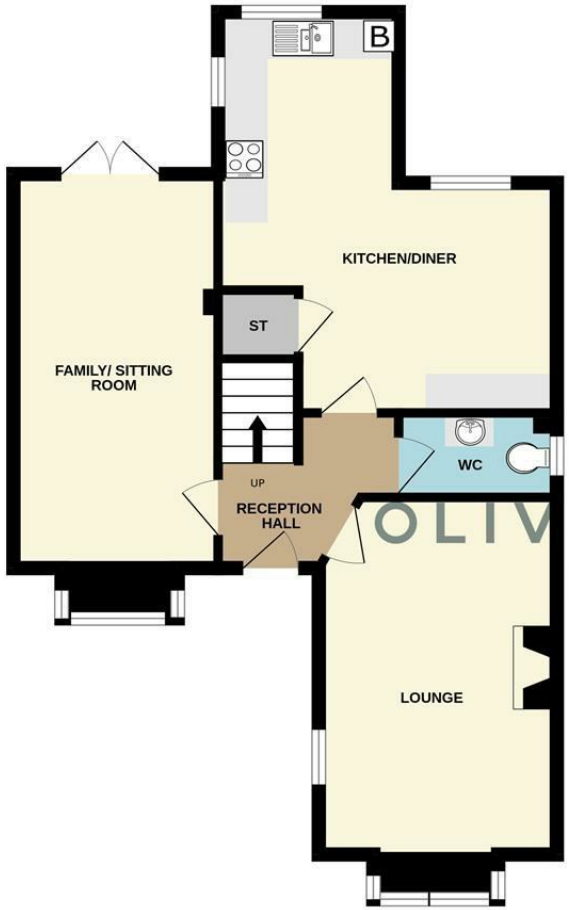
## Draft Details-Awaiting Approval:

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.





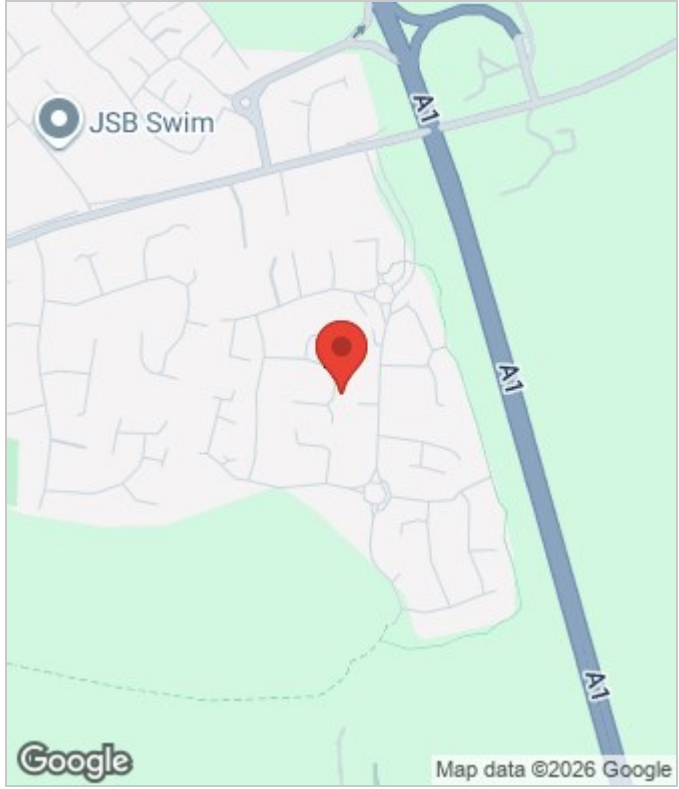
GROUND FLOOR




1ST FLOOR




OLIVER REILLY




## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (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 | |

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