



Cambridge Meadows, Newark

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OLIVER REILLY



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- LOVELY DETACHED FAMILY HOME
 - QUIET CUL-DE-SAC- CLOSE TO MAIN ROADS!
 - GROUND FLOOR W.C & UTILITY ROOM
 - FIRST FLOOR BATHROOM & TWO EN-SUITES
 - GENEROUS GARDEN WITH SCOPE TO EXTEND (STPP)
- FOUR BEDROOMS
 - THREE RECEPTION ROOMS & FIRST FLOOR STUDY/ NURSERY
 - STYLISH MODERN KITCHEN
 - DETACHED DOUBLE GARAGE & MULTI-VEHCILE DRIVEWAY
 - NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £325,000 - £350,000. KERB APPEAL AT ITS FINEST!

There's SPACE, VERSATILITY & BEAUTIFULLY MAINTAINED ACCOMMODATION inside this impressive four/ five bedroom detached home. Perfectly suited to modern family living, whilst offering exciting POTENTIAL TO BE TAKEN TO THE NEXT LEVEL!

Occupying a desirable position at the head of a quiet residential cul-de-sac, this eye-catching home is situated in one of Newark's most sought-after locations, with excellent connections to the surrounding main roads and the Town Centre.

The property has been neutrally redecorated and benefits from BRAND NEW CARPETS- Creating a fresh and welcoming home, ready for immediate enjoyment!

The substantial internal layout comprises: Inviting reception hall, ground-floor W.C., generous living room and TWO FURTHER RECEPTION ROOMS. The recently RE-FITTED CONTEMPORARY KITCHEN is a true HEAD-TURNER!.. Complemented by a range of integrated appliances and a separate utility room.

The sizeable first-floor landing provides access to FOUR WELL-PROPORTIONED BEDROOMS and a family bathroom. The master bedroom benefits from an EN-SUITE, while bedrooms two & three are enhanced by a JACK & JILL EN-SUITE. The versatile fifth bedroom space would lend itself perfectly to a home office, nursery or dressing room.

Externally, the captivating corner plot offers fantastic potential, with a substantial block-paved side area that lends itself to a suitable extension, subject to the relevant planning approvals.

The well-appointed rear garden is an excellent space for the whole family, featuring a large block-paved seating area. The front aspect is welcomed by a multi-vehicle tarmac driveway and access to a DETACHED DOUBLE GARAGE, equipped with power and lighting.

Further benefits include uPVC double glazing, gas central heating and NO ONWARD CHAIN!

DESIGNED FOR FAMILY LIFE! This is a fantastic opportunity to acquire a sizeable home, perfectly balancing everyday convenience with comfortable living!

Guide Price £325,000 - £375,000



RECEPTION HALL:	19'7 x 7'7 (5.97m x 2.31m)
GROUND FLOOR W.C:	5'10 x 3'6 (1.78m x 1.07m)
GENEROUS LIVING ROOM:	18'3 x 11'3 (5.56m x 3.43m)
DINING ROOM:	11'9 x 9'7 (3.58m x 2.92m)
FAMILY/SITTING ROOM:	12'9 x 8'4 (3.89m x 2.54m)
CONTEMPORARY KITCHEN:	14'3 x 12'1 (4.34m x 3.68m)
MODERN UTILITY ROOM:	5'10 x 5'2 (1.78m x 1.57m)
FIRST FLOOR LANDING:	9'9 x 7'7 (2.97m x 2.31m)
MASTER BEDROOM:	13'5 x 13'4 (4.09m x 4.06m)
Max measurements provided.	
MASTER EN-SUITE:	7'6 x 5'8 (2.29m x 1.73m)
BEDROOM TWO:	12'6 x 10'2 (3.81m x 3.10m)
Max measurements provided.	
JACK & JILL EN-SUITE:	5'9 x 5'3 (1.75m x 1.60m)
BEDROOM THREE:	10'1 x 9'7 (3.07m x 2.92m)
BEDROOM FOUR:	11'6 x 6'7 (3.51m x 2.01m)
STUDY/ BEDROOM FIVE:	6'7 x 5'4 (2.01m x 1.63m)
FAMILY BATHROOM:	10'1 x 6'8 (3.07m x 2.03m)





DETACHED DOUBLE GARAGE:

18'1 x 18'1 (5.51m x 5.51m)

Of brick built construction, with a pitched tiled roof, accessed via two manual up/ over garage doors. Equipped with power, lighting and over-head eaves storage space.

EXTERNALLY:

This attractive and contemporary detached family home is pleasantly positioned at the head of a quiet residential cul-de-sac. The property is approached via a dropped kerb providing vehicular access onto a substantial multi-car tarmac driveway, offering convenient side-by-side off-street parking and access to the detached double garage.

The low-maintenance frontage is extensively block paved, providing additional off-street parking if required. Access to the front entrance door is via a pitched-roof storm canopy with an external wall light. A wooden personal gate to the left-hand side opens onto a substantial block-paved side area, which offers excellent potential for a sizeable extension, subject to the necessary planning permissions/ approvals. The side area also provides access to the concealed gas and electricity meters, together with an external security light.

To the rear, the property enjoys a well-appointed and family-friendly garden, predominantly laid to lawn and complemented by two mature trees. A large block-paved patio provides an excellent outdoor entertaining space. There is also an outside tap and further external security lighting. The side and rear boundaries are fully fenced, providing a good degree of privacy and security.

Approximate Size: 1,855 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 'E'

EPC: Energy Performance Rating: 'C'

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, 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.

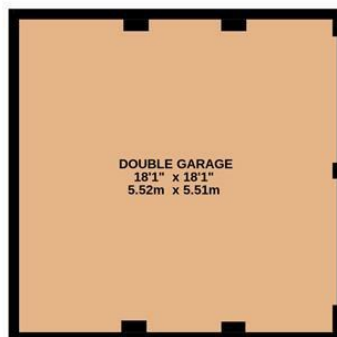
Viewing Arrangements:

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.

GROUND FLOOR



1ST FLOOR

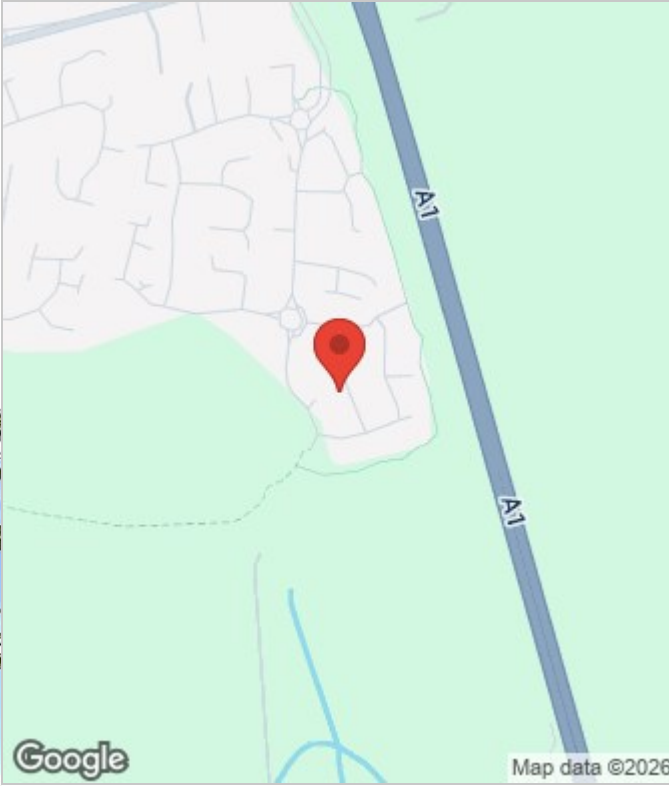


Money Laundering Regulations:

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) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		