Coopers Yard, Newark

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OLIVER REILLY

BREAD
THIS KITCHEN IS FOR DANCING
SHARP

Coopers Yard, Newark

Guide Price £170,000 - £180,000

- WONDERFUL SEMI-DETACHED HOME
- PRIME CENTRAL LOCATION! WALKING DISTANCE TO TOWN!
- SUPERB BESPOKE DINING KITCHEN
- CHARMING LOW-MAINTENANCE COURTYARD GARDEN
- CLOSE TO AMENITIES, MAIN ROADS & BOTH TRAIN STATIONS!
- TWO DOUBLE BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM
- GROUND FLOOR W.C & MODERN FIRST FLOOR BATHROOM
- TRIPLE GLAZING THROUGHOUT & OFF-STREET PARKING TO THE REAR
- IMPECCABLE PRESENTATION! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £170,000 - £180,000. A MARVELLOUS MODERN GEM!
Your next chapter begins right HERE!..

Step inside this beautifully presented two DOUBLE bedroom semi-detached home, perfectly positioned in a prime and central conservation area, just moments from the hustle and bustle of Newark Town Centre. The property enjoys excellent access to a wide range of amenities and transport links, including both of Newark's train stations. North Gate Station provides a DIRECT LINK TO LONDON KING'S CROSS, making this an ideal choice for commuters!

This BRIGHT & BEAUTIFUL home is a true credit to the current owners, who have carefully and sympathetically enhanced the property from top to bottom! Every room has been thoughtfully improved with care and attention to detail, creating a WARM & WELCOMING HOME from the moment you arrive.

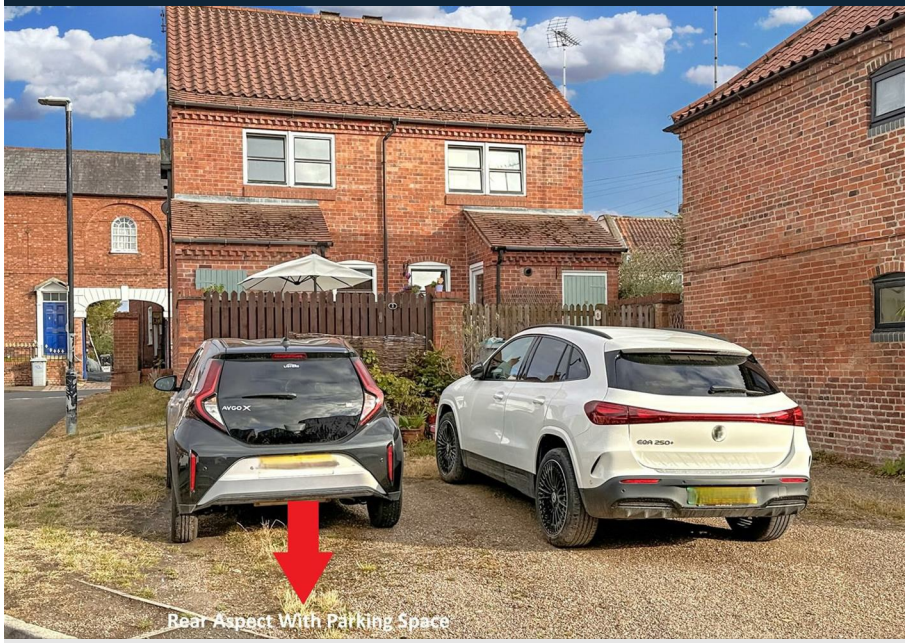
The inviting accommodation comprises: Generous DUAL-ASPECT LIVING ROOM, complete with a stylish vertical radiator, leading through to a FABULOUS BESPOKE HARDWOOD DINING KITCHEN. Having been beautifully designed and complemented by a range of integrated appliances, together with a useful breakfast bar.
A rear porch provides access to the modern boiler and leads through to a contemporary ground floor W.C.

Upstairs, there are TWO EXCELLENT DOUBLE BEDROOMS, with the master bedroom benefiting from bespoke fitted wardrobes/cupboards. Complete with a STYLISH CENTRAL BATHROOM.

Externally, the property enjoys a lovely riverside setting, whilst offering superb convenience for accessing the wider area. To the rear is a charming, predominantly walled courtyard, providing an idyllic and low-maintenance space in which to relax and unwind. A gravelled driveway to the rear provides COMFORTABLE OFF-STREET PARKING.

Further benefits include gas central heating via a 'VIESSMANN' boiler installed in 2023 and TRIPLE GLAZING THROUGHOUT.

Prepare to be IMPRESSED!... This is an inviting space that truly feels like home!



GENEROUS DUAL-ASPECT LIVING ROOM: 16'9 x 11'9 (5.11m x 3.58m)

SUPERB DINING KITCHEN: 11'9 x 7'8 (3.58m x 2.34m)
Enhanced by a complementary bespoke fitted kitchen. Equipped with a range of integrated appliances, including an electric oven, four ring induction hob, slim-line dishwasher, fridge freezer and washing machine. There is a useful fitted breakfast bar with clever undercounter storage cupboards.

REAR PORCH: 4'8 x 2'8 (1.42m x 0.81m)

GROUND FLOOR W.C: 4'3 x 2'8 (1.30m x 0.81m)

FIRST FLOOR LANDING: 8'1 x 2'9 (2.46m x 0.84m)

MASTER BEDROOM: 11'9 x 8'3 (3.58m x 2.51m)
Enhanced by bespoke fitted wardrobes and cupboards.

BEDROOM TWO: 11'9 x 7'9 (3.58m x 2.36m)

MODERN BATHROOM: 8'6 x 4'7 (2.59m x 1.40m)

EXTERNALLY:

This attractive modern home is ideally situated close to the Town Centre, offering convenient access to a wide range of local amenities, both train stations and major road networks.

To the front of the property is a small paved pathway leading to the entrance door, which is sheltered by a pitched-roof storm canopy, with a low-level walled front boundary, while the right-hand side is predominantly laid to lawn.

A paved pathway starts around to the rear, with a wooden personal gate providing access to the delightful, low-maintenance courtyard garden. Predominantly paved, the courtyard offers an excellent space for relaxing and entertaining, with a wooden bench providing useful additional storage, together with a separate wooden storage cupboard. There is also an external security light, high-level walled boundaries to the sides and a high-level picket-fenced rear boundary.

Further benefits include a gravelled allocated parking space situated to the rear of the property, providing convenient off-street parking.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler installed in 2023 and triple 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: 606 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

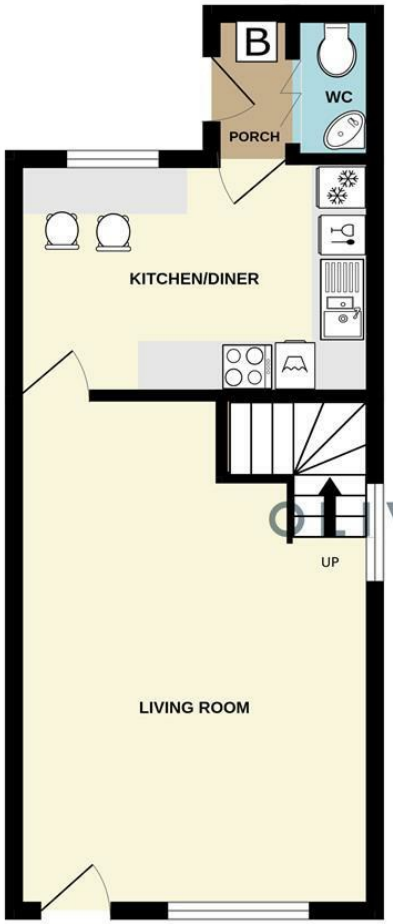
EPC: Energy Performance Rating: 'D' (59)

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 on a highly sought after central street along the banks of the River Trent. 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.

GROUND FLOOR



1ST FLOOR

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Viewing Arrangements:

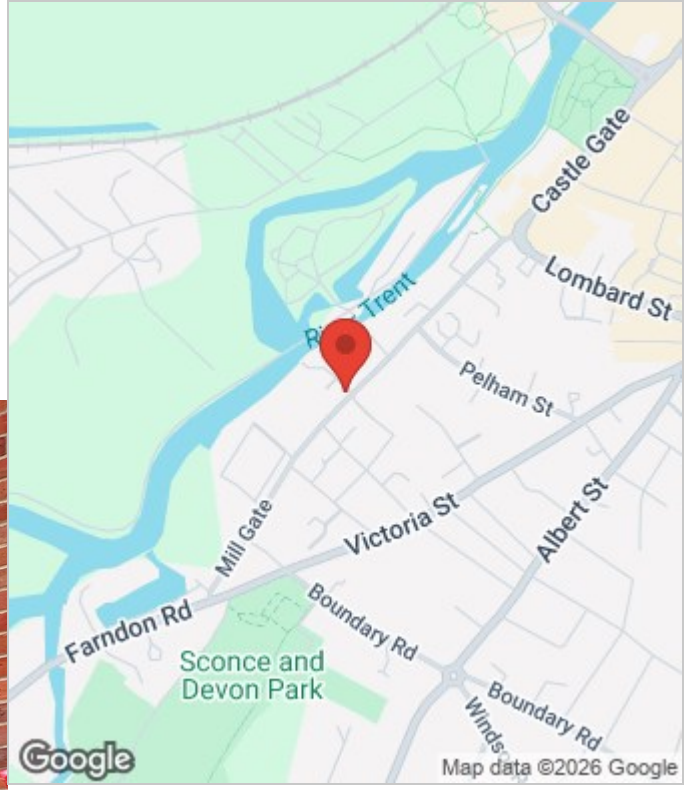
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

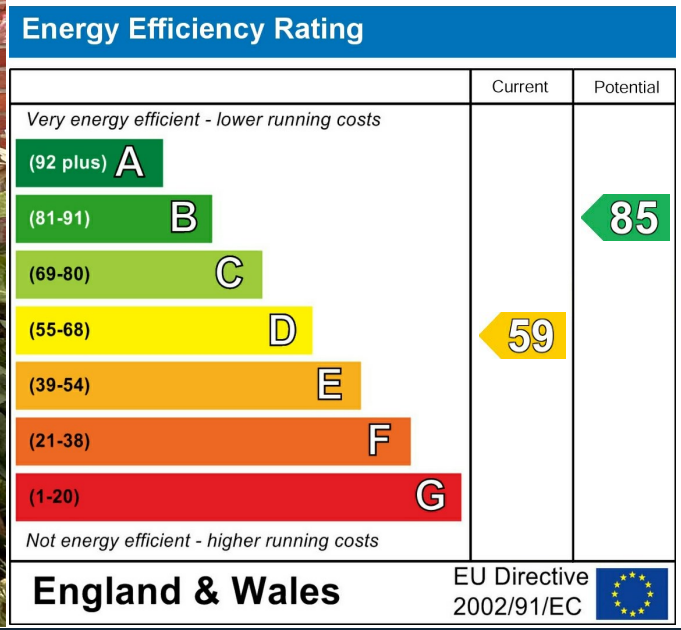
Money Laundering Regulations:

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.





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