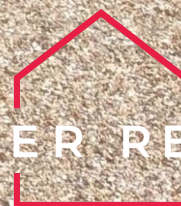




Station Road, Collingham, Newark

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OLIVER REILLY 



Station Road, Collingham, Newark

- SPECTACULAR DETACHED NEW-BUILD HOME
 - HUGELY POPULAR VILLAGE FILLED WITH AMENITIES
 - GROUND FLOOR W.C, UTILITY ROOM & SEPARATE STUDY
 - LUXURIOUS FAMILY BATHROOM & TWO EN-SUITES
 - DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- FOUR DOUBLE BEDROOM WITH FITTED WARDROBES
 - GENEROUS LOUNGE WITH BI-FOLD DOORS & LOG BURNER
 - SUPERB BESPOKE HANDMADE OPEN-PLAN LIVING/DINING KITCHEN
 - IMPRESSIVE 0.13 OF AN ACRE PRIVATE PLOT
 - FINISHED TO A HIGH STANDARD! 10 YEAR WARRANTY! & NO CHAIN! EPC 'B'

Guide Price: £700,000-£750,000. BRAND-NEW! & PERFECT FOR FAMILY LIFE!

Words fail to convey the sheer appeal of this highly impressive, individually designed, detached non-estate home. Completed to a MAGNIFICENT STANDARD, this exceptional residence showcases a thoughtfully designed layout & luxurious finish SIMPLY LIKE NO OTHER!

Privately positioned down an extensive gravelled driveway (soon to be gated), the property occupies an impressive 0.31 OF AN ACRE PRIVATE PLOT. Situated in the heart of one of Newark's most sought-after villages. Beyond its beautiful presentation, this HIGH-QUALITY HOME offers approximately 2,550 sq ft of BRIGHT, AIRY & HIGHLY ADAPTABLE accommodation, perfectly designed around modern family life.

The property is welcomed by an attractive oak-framed porch, leading into an inviting reception hall with a ground floor W.C. The spacious lounge features a LOG BURNER & BI-FOLD DOORS opening directly onto the garden.

At the heart of the home is a truly impressive 28ft TRIPLE-ASPECT OPEN-PLAN LIVING/DINING KITCHEN. Cleverly designed for everyday life & entertaining, with French doors opening onto an Indian sandstone seating area. The bespoke handmade kitchen combines elegant design with outstanding practicality, complemented by a range of integrated appliances. Further accommodation includes a separate utility room, useful boiler/storage room & study/playroom.

The galleried first-floor landing provides access into FOUR EXCELLENT DOUBLE BEDROOMS. Each benefitting from EXTENSIVE FITTED WARDROBES, while two enjoy LUXURIOUS EN-SUITE SHOWER ROOMS. Completed by a STUNNING four-piece family bathroom.

Externally, the property continues to impress via a large DETACHED DOUBLE GARAGE. The wrap-around gardens offer enviable privacy along with plenty of space for the whole family!

Additional benefits include a 10-YEAR NEW HOME WARRANTY, air-source heating, uPVC double glazing & NO CHAIN!

This HIGH CALIBRE HOME is destined to leave a LASTING IMPRESSION!



Guide Price £700,000 - £750,000



OAK FRAMED PORCH:	6'10 x 4'2 (2.08m x 1.27m)
RECEPTION HALL: Max measurements provided.	14'9 x 10'9 (4.50m x 3.28m)
GROUND FLOOR W.C:	5'6 x 3'9 (1.68m x 1.14m)
FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN:	28'4 x 15'9 (8.64m x 4.80m)
UTILITY ROOM:	7'9 x 7'7 (2.36m x 2.31m)
BOILER/STORE ROOM: Hosting a large hot water storage tank and 'buffer vessel'. There is access to the underfloor heating manifolds.	7'8 x 4'10 (2.34m x 1.47m)
GENEROUS LOUNGE: A wonderfully proportioned reception room. Providing a central feature fireplace, with inset log burner and BI-FOLD DOORS leading out to the well-appointed rear garden.	19'3 x 17'1 (5.87m x 5.21m)
STUDY:	12'2 x 10'10 (3.71m x 3.30m)
GALLERIED FIRST FLOOR LANDING:	21'5 x 11'6 (6.53m x 3.51m)
MASTER BEDROOM: A substantial DOUBLE bedroom. Enhanced with EXTENSIVE FITTED WARDROBES and access into an en-suite shower room. Max measurements provided.	19'8 x 16'10 (5.99m x 5.13m)
MASTER EN-SUITE SHOWER ROOM:	8'7 x 5'3 (2.62m x 1.60m)
BEDROOM TWO: An excellent DOUBLE bedroom. Enhanced with EXTENSIVE FITTED WARDROBES and access into an en-suite shower room. Max measurements provided.	16'1 x 15'6 (4.90m x 4.72m)
EN-SUITE SHOWER ROOM:	8'6 x 5'3 (2.59m x 1.60m)
BEDROOM THREE: A further DOUBLE bedroom. Enhanced with EXTENSIVE FITTED WARDROBES. Max measurements provided.	19'8 x 11'3 (5.99m x 3.43m)



BEDROOM FOUR: 12'7 x 12'1 (3.84m x 3.68m)

An additional DOUBLE bedroom. Enhanced with EXTENSIVE FITTED WARDROBES.

LUXURIOUS FAMILY BATHROOM: 11'4 x 6'6 (3.45m x 1.98m)

DETACHED DOUBLE GARAGE: 19'10 x 19'9 (6.05m x 6.02m)

Of brick built construction, with a pitched tiled roof and two external wall lights. Accessed via two electric (remote-controlled) up/ over garage doors. Equipped with power, lighting, over-head eaves storage space and water, via an outside tap to the right side elevation.

EXTERNALLY:

This wonderful, brand-new, individually designed home is pleasantly positioned in a renowned location, in the heart of a desirable, well-served and easily connected village. Close to both Newark and Lincoln, via the A46 corridor. The property is approached via an extensive gravelled driveway, with the addition of a large wooden entrance gate soon to be installed. The driveway leads to a substantial detached double garage, fitted with two electric garage doors and an external cold water tap.

The front of the property is welcomed by a paved pathway leading to an attractive oak-framed entrance porch, complete with a pitched pantile roof and four external wall lights. Medium-height fenced boundaries provide privacy, with picket personal gates to both the left and right-hand side elevations, providing access to the beautifully appointed and highly private rear garden.

Predominantly laid to lawn, the rear garden is enhanced by a selection of mature trees, further adding to the excellent level of privacy. The garden provides a fantastic blank canvas, offering ample space for the whole family to enjoy and plenty of scope for you to create your own, individual outdoor space.

A paved pathway continues around the perimeter of the property to the right-hand side elevation, where you will find a substantial Indian sandstone seating area. A perfect setting for entertaining guests or simply relaxing outdoors. This area is also conveniently accessed via the uPVC double-glazed French doors from the impressive open-plan living/ dining kitchen space.

Further external features include a double external power socket, an outside tap and three additional wall lights to the rear of the property. The side and rear gardens are fully enclosed by fenced boundaries, creating a secure and private outdoor environment.

Services:

Mains water and electricity are all connected. Drainage is via a private electric pump system. The property also provides air-source heating, with under-floor heating throughout the ground floor and radiators to the first floor. There is uPVC double glazing throughout and a 10 YEAR NEW BUILD WARRANTY.

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: 2,550 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 'C'

EPC: Energy Performance Rating: 'B' (83)

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:
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:





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(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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