Windsor Road, Newark
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OLIVER REILLY

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Guide Price £250,000 - £260,000

- ATTRACTIVE SEMI-DETACHED HOME
- CENTRAL & SOUGHT-AFTER LOCATION
- EXTENSIVE MODERN DINING KITCHEN
- GENEROUS & PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO TOWN CENTRE & MAIN ROADS
- THREE GREAT SIZED BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- STYLISH FIRST FLOOR SHOWER ROOM
- LARGE DETACHED GARAGE & DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £250,000-£260,000. SPACE, STYLE & SO MUCH MORE!
There's so much to admire about this attractive Vickers semi-detached home, ideally positioned close to the Town Centre and just a short walk from the much-loved Sconce & Devon Park. Offering SPACE & VERSATILITY, this wonderful property provides plenty of room for modern family living, with scope and potential to take it to the next level!

Upon entering, you are welcomed by a spacious entrance hall leading into TWO GENEROUS RECEPTION ROOMS! The attractive bow-fronted sitting/dining room provides an inviting space for entertaining, while the equally impressive lounge offers a comfortable retreat.
At the heart of the home is the SUPERB MODERN 24FT DINING KITCHEN!.. Providing an excellent combination of style, space and practicality. Allowing tremendous flexibility for family life.

Upstairs, the first-floor landing gives access to THREE WELL-PROPORTIONED BEDROOMS along with a STYLISH CONTEMPORARY SHOWER ROOM!

Outside, the property continues to impress... A driveway provides access to the LARGE DETACHED BRICK-BUILT GARAGE. Complete with power and lighting. Promoting excellent potential as a workshop, or versatile multi-purpose space.
The beautifully maintained and thoughtfully private garden provides a peaceful outdoor retreat, complemented by a secluded raised decked seating terrace—perfect for relaxing or entertaining.

Further benefits include the property's prime location, well-connected to local amenities and main roads. uPVC double glazing and gas central heating.

With its generous accommodation, superb outdoor space and fantastic potential, this is a home that truly offers SPACE TO GROW & ROOM TO ENJOY!

A NEW CHAPTER AWAITS!... Don't miss the opportunity to make this YOURS!

ENTRANCE HALL:	14'8 x 8'1 (4.47m x 2.46m)
BOW-FRONTED SITTING/DINING ROOM:	14'2 x 11'4 (4.32m x 3.45m)
Max measurements provided into bow-window.	
LOVELY LOUNGE:	14'3 x 11'8 (4.34m x 3.56m)
OPEN-PLAN DINING KITCHEN:	24'4 x 7'6 (7.42m x 2.29m)
FIRST FLOOR LANDING:	7'10 x 4'5 (2.39m x 1.35m)
Max measurements provided.	
BOW-FRONTED MASTER BEDROOM:	14'5 x 11'4 (4.39m x 3.45m)
BEDROOM TWO:	14'3 x 11'8 (4.34m x 3.56m)
BEDROOM THREE:	8'8 x 8'1 (2.64m x 2.46m)
STYLISH FIRST FLOOR SHOWER ROOM:	9'3 x 7'6 (2.82m x 2.29m)
LARGE DETACHED GARAGE:	19'10 x 12'4 (6.05m x 3.76m)

Of brick built construction, with a pitched tiled roof. Accessed via a manual wooden up/ over garage door. Equipped with power and lighting. uPVC double glazed windows and personal door to the left side elevation, giving access out to the garden.

EXTERNALLY:

This eye-catching 1930s semi-detached home boasts a high-degree of kerb appeal and enjoys a popular central position on the outskirts of the Town Centre, providing excellent access to local amenities and major road links.

The property is approached via a dropped kerb providing vehicular access onto a double-gated driveway. Additional wooden double gates to the right hand side lead down to the large detached brick-built garage, which benefits from an external wall light and gravelled borders. The front garden is predominantly laid to lawn, with fenced side boundaries and a wall-fronted boundary. Access is provided to the entrance porch and front door.

The complementary and well-appointed rear garden is predominantly laid to lawn and features attractive planted borders. A concrete pathway extends behind the substantial detached garage, leading to a superb large raised decked seating terrace with a timber-framed pergola.

The garden offers a variety of private seating areas, making it an ideal space for outdoor relaxation. An outside tap is also provided, while fully enclosed side and rear boundaries enhance the feeling of privacy throughout the year.

Approximate Size: 1,135 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.

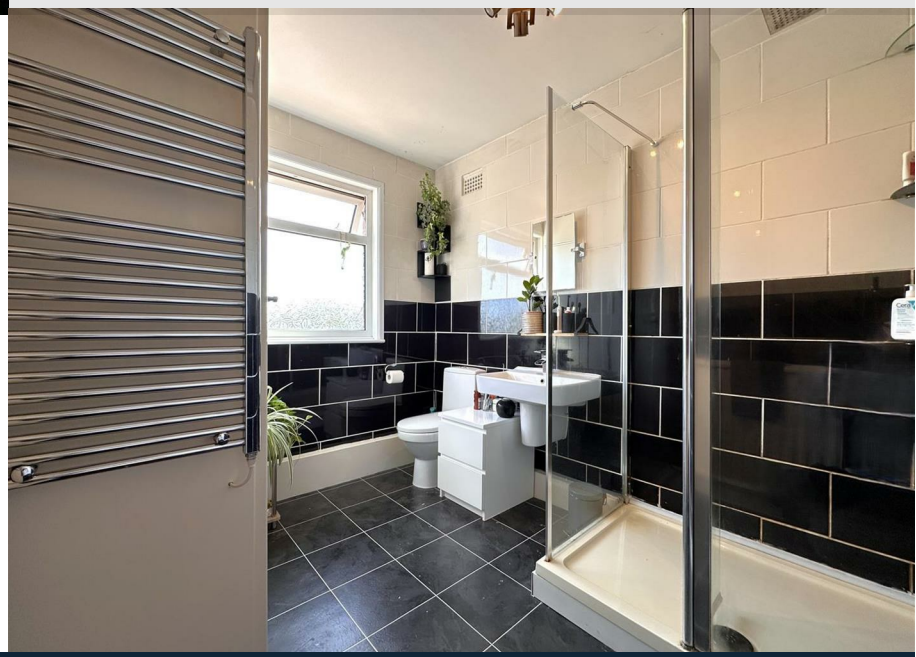
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D'

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 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:

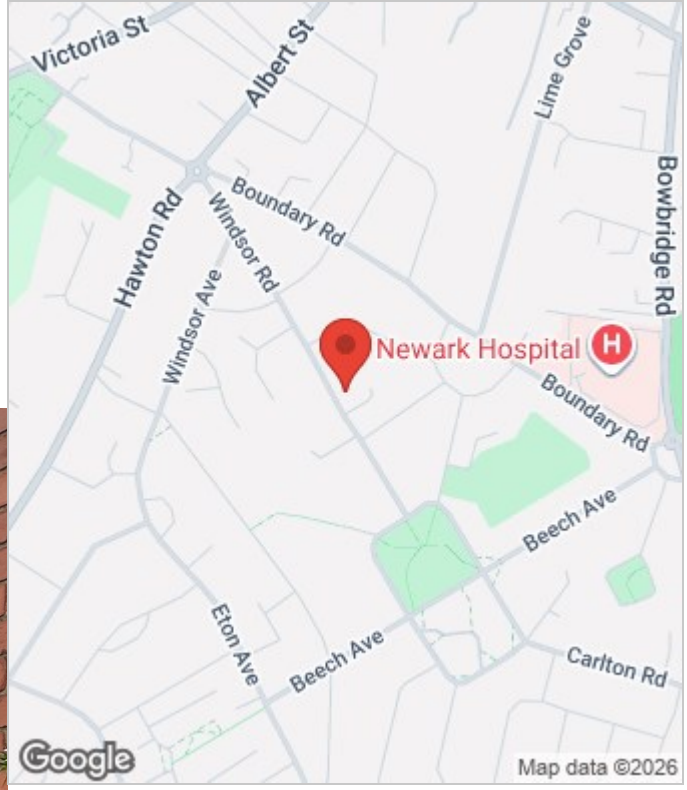
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

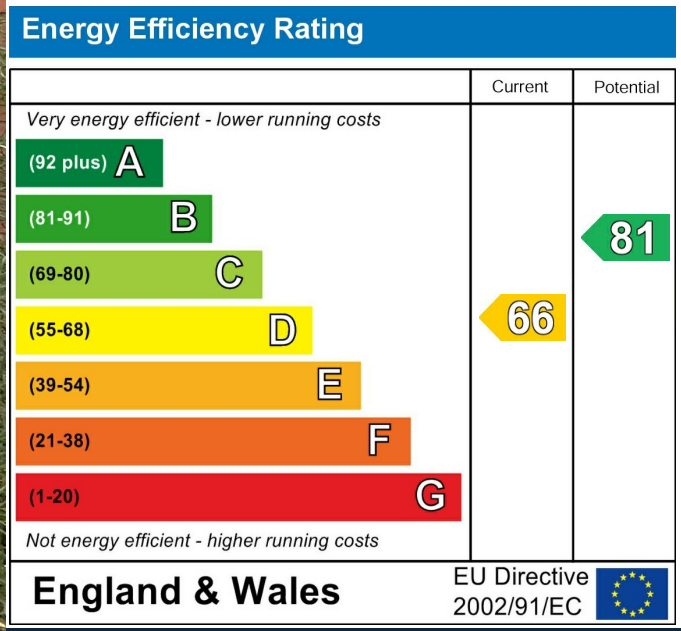
Money Laundering Regulations:

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.





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