

Wolsey Road, Newark

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OLIVER REILLY



Wolsey Road, Newark

Offers in excess of £200,000

- EXTENDED SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- BRAND NEW CONTEMPORARY KITCHEN & BATHROOM
- DRIVEWAY & LOVELY ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES & MAIN ROADS
- THREE EXCELLENT SIZED BEDROOMS
- EXTENDED LIVING ROOM & DINING ROOM
- RANGE OF USEFUL DETACHED OUTBUILDINGS
- BAND NEW FLOORING & RE-DECORATED THROUGHTOUT
- MOVE IN READY! & NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price £200,000 - £220,000 A BEAUTIFULLY EXTENDED FAMILY HOME!
This impressive semi-detached residence has been thoughtfully enhanced by both FRONT & REAR EXTENSIONS, creating a spacious and versatile layout while retaining its original charm, character and kerb appeal.

Ideally positioned on a popular, tree-lined residential street, this home offers excellent access to the town centre, major road links and a selection of sought-after schools, making it a highly convenient choice for family life.

The current owner has undertaken a comprehensive programme of improvements, including brand-new carpets, full redecoration, a complete electrical re-wire, a stylish new kitchen and a modern family bathroom. The result is a beautifully presented home that is READY TO MOVE INTO! WITH NO ONWARD CHAIN!

The ground floor offers a welcoming porch and entrance hall, leading into an impressive 19FT EXTENDED LIVING ROOM. A contemporary kitchen provides access to the EXTEDNED SITTING/ DINING ROOM, which enjoys views and direct access to the garden through French doors.

Upstairs are THREE GENEROUSLY PROPORTIONED BEDROOMS with two benefiting from extensive fitted wardrobes, alongside a MODERN FAMILY BATHROOM.

Externally, the property boasts an attractive frontage with a private driveway, while the rear garden provides a FANTASTIC OUTDOOR ESCAE FOR RELAXING & ENTERTAINING. The garden also benefits from a number of useful outbuildings, including an attached workshop/store. These spaces offer exciting potential for adaptation or further accommodation, subject to the necessary planning permissions/ approvals.

Combining generous accommodation, extensive improvements and excellent future potential. This is an ideal SPACE TO GROW! WITH ROOM TO ENJOY!

NOT TO BE MISSED!... Early viewing is highly recommended!







PORCH: 5'9 x 5'3 (1.75m x 1.60m)

ENTRANCE HALL: 11'3 x 6'1 (3.43m x 1.85m)

LARGE & EXTENDED LIVING ROOM: 16'7 x 13'1 (5.05m x 3.99m)
Max measurements provided.

BRAND NEW FITTED KITCHEN: 11'2 x 8'0 (3.40m x 2.44m)

EXTENDED SITTING/DINING ROOM: 16'9 x 10'9 (5.11m x 3.28m)
Max measurements provided.

FIRST FLOOR LANDING: 8'10 x 3'6 (2.69m x 1.07m)
Max measurements provided.

MASTER BEDROOM: 12'7 x 11'2 (3.84m x 3.40m)

BEDROOM TWO: 10'10 x 9'10 (3.30m x 3.00m)
Max measurements provided.

BEDROOM THREE: 8'3 x 8'2 (2.51m x 2.49m)

CONTEMPORARY BATHROOM: 8'1 x 7'9 (2.46m x 2.36m)

OUTBUILDING 1: 7'2 x 5'6 (2.18m x 1.68m)
Of brick built construction, with lighting.

OUTBUILDING 2: 7'5 x 7'2 (2.26m x 2.18m)
Of brick built construction, with power and lighting.



ATTACHED WORKSHOP:

13'9 x 6'7 (4.19m x 2.01m)

Of part brick and timber construction, with a sloped poly-carbonate roof and an outside tap. Accessed via a wooden personal door. Providing great storage space or a useful workshop area. Windows to the right side and rear elevations.

EXTERNALLY:

This attractive and traditionally styled semi-detached home is situated in a popular residential location, conveniently positioned close to local amenities, schools, main road links and within comfortable walking distance of Newark town centre.

The front of the property is approached via a dropped kerb providing vehicular access onto a paved driveway. The well-maintained front garden features a variety of established shrubs, enclosed by low-level side fencing and a walled front boundary. A pathway leads to the front entrance, which benefits from an external wall light.

To the side, a concrete pathway leads to a personal access gate, opening into a covered and paved seating/ storage area. This provides access to a range of detached brick-built outbuildings, filled with great potential. The paving continues around to the uPVC double-glazed French doors serving the extended sitting/dining room, creating a secluded and versatile outdoor seating area.

The rear garden is predominantly laid to lawn, with raised planted borders containing a selection of established bushes/shrubs. Further paved hardstanding provides access to an attached workshop/store. The garden enjoys a high degree of privacy, with fully fenced boundaries to the sides and rear, all of which has been well maintained throughout.

Approximate Size: 980 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, via a modern combination boiler 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 'A'



EPC: Energy Performance Rating: 'D' (67)

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, within close proximity and walking distance into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace overlooked by the attractive Georgian Town Hall. There is a fast-track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

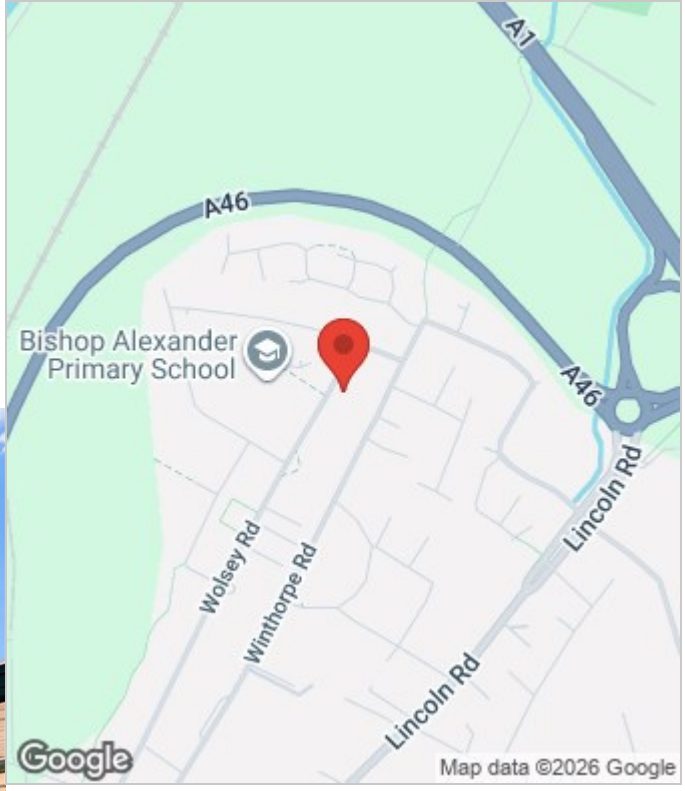


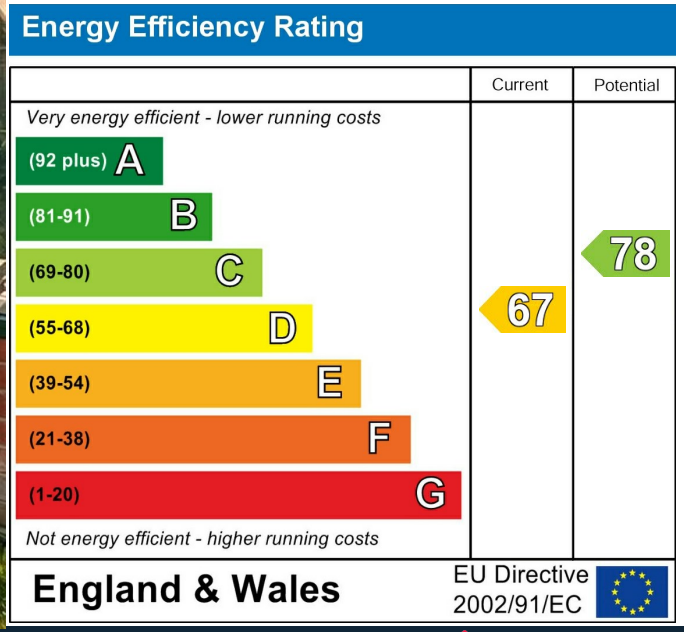
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







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