



Middleton Road,

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 OLIVER REILLY



Middleton Road, Newark

- OUTSTANDING SEMI-DETACHED HOME
 - CONVENIENT TO TOWN & MAIN ROADS
 - MAGNIFICENT OPEN-PLAN DINING KITCHEN
- FOUR EXCELLENT SIZED BEDROOMS
 - TWO RECEPTION ROOM S& LARGE CONSERVATORY
 - GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
 - EXTENSIVE GATED DRIVEWAY & DETACHED GARAGE
 - NO ONWARD CHAIN! Tenure: Freehold. EPC 'C' (71)

EVERYTHING NEW & NOTHING TO DO! *NO CHAIN!*

From the moment you step inside, it's immediately clear this exceptional home has been finished to an outstanding standard. BEAUTIFULLY MODERN THROUGHOUT! It offers generous living space, room for a growing family, and superb versatility!

This substantial semi-detached home enjoys a popular residential setting close to the town centre, providing convenient access to major road links.

Having undergone an extensive programme of improvements from top to bottom, this magnificent contemporary residence is quite simply AS GOOD AS NEW! Within the last 12 months, the property has benefited from replacement uPVC windows/ doors, new gas central heating system, complete electrical rewiring, a stylish new kitchen, contemporary shower room, and family bathroom. Every detail has been carefully considered, allowing the next owners to move straight in with nothing left to do!

The HIGHLY ADAPTABLE ACCOMODATION comprises: Inviting entrance hall, a spacious bay-fronted lounge, a SLEEK SHOWER ROOM. the true heart of the home- A STUNNING 21FT OPEN-PLAN DINING KITCHEN. This impressive space flows seamlessly into a separate dining/sitting room before opening into a GENEROUS 16FT CONSERVATORY.

The first floor continues to impress, offering FOUR EXCELLENT SIZED BEDROOMS and a beautifully appointed family bathroom.

Externally, the property occupies a prominent position on a generous plot. Double gates open onto an EXTENSIVE DRIVEWAY! Boasting ample parking for multiple vehicles, leading to a DETACHED SINGLE GARAGE. The private, low-maintenance garden offers a wonderful space for families to relax and enjoy, while still leaving scope for you to personalise!

Further benefits include recently installed uPVC double glazing, gas central heating, and a damp-proof course, offering additional peace of mind.

If you're searching for a home where every major improvement has already been completed.. THIS OUTSTANDING PROPERTY DESERVES YOUR ATTENTION!



Asking Price: £270,000



ENTRANCE HALL:	5'10 x 5'10 (1.78m x 1.78m)
BAY-FRONTED LOUNGE:	15'7 x 10'5 (4.75m x 3.18m)
Max measurements provided into bay-window.	
GROUND FLOOR SHOWER ROOM:	8'4 x 5'7 (2.54m x 1.70m)
OPEN-PLAN DINING KITCHEN:	20'6 x 11'5 (6.25m x 3.48m)
Max measurements provided	
FAMILY/DINING ROOM:	11'8 x 9'10 (3.56m x 3.00m)
LARGE CONSERVATORY:	16'3 x 10'10 (4.95m x 3.30m)
Of uPVC construction, with a pitched poly-carbonate roof. Providing wood-effect laminate flooring, power and lighting, via two wall lights. uPVC double glazed windows to the right side and rear elevations. uPVC double glazed French doors to the left and right side aspect open out to the rear garden.	
FIRST FLOOR LANDING:	6'7 x 6'1 (2.01m x 1.85m)
MASTER BEDROOM:	14'2 x 10'6 (4.32m x 3.20m)
BEDROOM TWO:	11'9 x 11'4 (3.58m x 3.45m)
BEDROOM THREE:	11'8 x 9'10 (3.56m x 3.00m)
BEDROOM FOUR:	12'1 x 7'0 (3.68m x 2.13m)
FAMILY BATHROOM:	8'5 x 6'8 (2.57m x 2.03m)
DETACHED SINGLE GARAGE:	16'10 x 8'1 (5.13m x 2.46m)
Of concrete sectional construction. Accessed via a manual up/ over garage door, with a window to the left side elevation.	



EXTERNALLY:

This substantial and extended semi-detached home enjoys a well-connected location, close to the town centre, a wide range of local amenities and excellent transport links.

The front of the property is approached via a dropped kerb, leading to a spacious driveway secured by double five-bar timber gates. The driveway, finished with a combination of concrete and gravel, provides an abundance of off-street parking for multiple vehicles. There is access to the front entrance door, complemented by an external up-and-down light, while fenced front and side boundaries offer privacy/ security. The driveway continues along the right-hand side of the property through wrought-iron double gates, where you'll find an additional external up-and-down light, an outside tap, and access to the detached single garage.

The generous rear garden is predominantly laid to lawn, creating an ideal space for families and outdoor entertaining. A paved seating area extends directly from the large uPVC double-glazed conservatory via French doors, with attractive gravelled borders adding to the appeal. Fully enclosed by fenced side and rear boundaries, the garden offers both privacy and plenty of scope for you to personalise and create your own ideal outdoor retreat.

Approximate Size: 1,430 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 'B'

EPC: Energy Performance Rating: 'C' (71)

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:

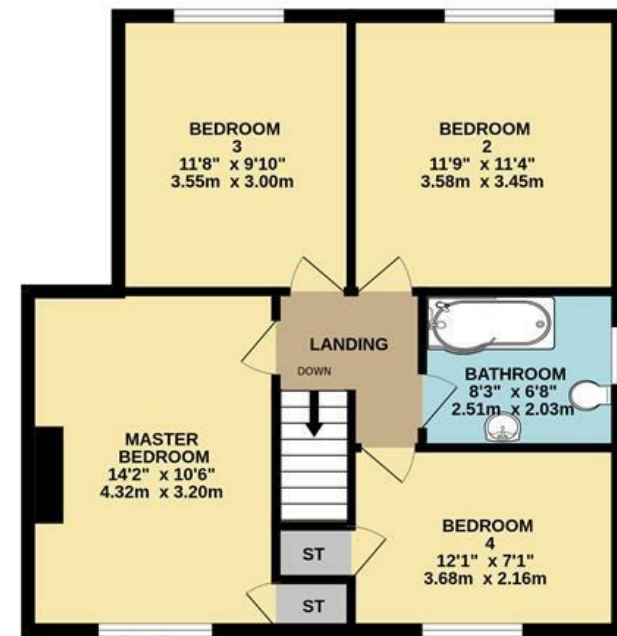
This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all 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.



GROUND FLOOR



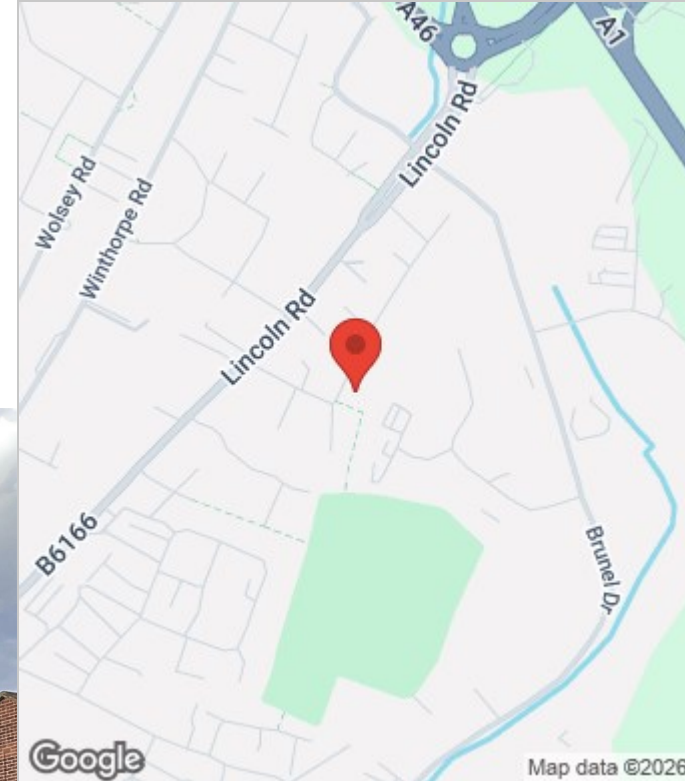
1ST FLOOR



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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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