



Hine Avenue, Newark

 4  2  2  C

OLIVER REILLY



# Hine Avenue, Newark

Guide Price £325,000 - £350,000

- MODERN DETACHED HOME
- DESIRABLE CUL-DE-SAC- CLOSE TO AMENITIES!
- IMPRESSIVE OPEN-PLAN DINING KITCHEN
- MAGNIFICENT CORNER PLOT WITH LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO MAIN ROADS & FURTHER TRANSPORT LINKS
- FOUR WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE & CONSERVATORY
- GROUND FLOOR W.C & STYLISH FIRST FLOOR BATHROOM
- DETACHED DOUBLE GARAGE & MULTI-VEHICLE DRIVEWAY
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £325,000-£350,000. A CHARMING CORNER PLOT HOME!

Come on in and settle down in this BRIGHT & BEAUTIFUL detached family home!

Enjoying a lovely residential position within a popular cul-de-sac, this impressive contemporary home offers excellent access to the town centre and convenient links to main road networks.

The property is sure to IMPRESS FROM THE MOMENT YOU ARRIVE, showcasing a fabulous, free-flowing internal layout designed around modern family living. The accommodation comprises: Welcoming entrance hall, ground floor W.C, spacious lounge and a large conservatory, which seamlessly extends outside onto an extensive decked seating terrace.

At the heart of the home is the FABULOUS OPEN-PLAN DINING KITCHEN!- A fantastic space for both everyday family life and entertaining. The kitchen features a bespoke handmade design, complemented by a range of integrated appliances and additional French doors leading to the garden.

Upstairs, the property provides FOUR WELL-PROPORTIONED BEDROOMS, with the impressive master bedroom benefiting fro EXTENSIVE FITTED WARDROBES. A stylish family bathroom completes the first-floor accommodation.

Externally, the property occupies an ENVIABLE CORNER PLOT, with an impressive frontage, multi-vehicle driveway and access to a DETACHED DOUBLE GARAGE- Complete with power and lighting.

The sizeable, private rear garden provides a WONDERFUL OUTDOOR RETREAT for the whole family. Designed with entertaining and relaxation in mind, the garden features a variety of private seating areas, together with an extensive decked entertainment space and outdoor BBQ area.

Further benefits include uPVC double glazing, gas central heating and NO UPWARD CHAIN!

HIT 'HOME' AND NEVER LOOK BACK!- This is a fantastic modern family home that effortlessly adapts to every stage of family life! Offering space, flexibility, excellent outdoor areas and a superb setting all in one! NOT TO BE MISSED!



|                                                                                                                                                                                                                                                                                            |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| ENTRANCE HALL:                                                                                                                                                                                                                                                                             | 10'4 x 13'7 (3.15m x 4.14m)  |
| GROUND FLOOR W.C:                                                                                                                                                                                                                                                                          | 5'6 x 2'9 (1.68m x 0.84m)    |
| OPEN-PLAN DINING KITCHEN:                                                                                                                                                                                                                                                                  | 17'7 x 15'0 (5.36m x 4.57m)  |
| SPACIOUS LOUNGE:                                                                                                                                                                                                                                                                           | 15'7 x 11'7 (4.75m x 3.53m)  |
| LARGE CONSERVATORY:                                                                                                                                                                                                                                                                        | 14'1 x 10'8 (4.29m x 3.25m)  |
| Of part brick and uPVC construction with a pitched polycarbonate roof. Providing complementary tiled flooring, power and lighting. uPVC double glazed windows to the side and rear elevation, with uPVC double glazed French doors opening out onto the decked outdoor entertainment area. |                              |
| FIRST FLOOR LANDING:                                                                                                                                                                                                                                                                       | 8'10 x 2'6 (2.69m x 0.76m)   |
| With fitted airing cupboard and loft hatch access point, which houses the combination boiler.                                                                                                                                                                                              |                              |
| MASTER BEDROOM:                                                                                                                                                                                                                                                                            | 13'5 x 8'7 (4.09m x 2.62m)   |
| With EXTENSIVE FITTED WARDROBES.                                                                                                                                                                                                                                                           |                              |
| BEDROOM TWO:                                                                                                                                                                                                                                                                               | 13'1 x 8'7 (3.99m x 2.62m)   |
| BEDROOM THREE:                                                                                                                                                                                                                                                                             | 10'3 x 9'0 (3.12m x 2.74m)   |
| BEDROOM FOUR:                                                                                                                                                                                                                                                                              | 10'7 x 10'2 (3.23m x 3.10m)  |
| MODERN FAMILY BATHROOM:                                                                                                                                                                                                                                                                    | 7'5 x 6'2 (2.26m x 1.88m )   |
| DETACHED DOUBLE GARAGE:                                                                                                                                                                                                                                                                    | 16'7 x 16'7 (5.05m x 5.05m ) |
| Of brick built construction with two manual up/ over garage doors and a uPVC double glazed side personal door. The garage provides power and lighting with over head eaves storage space.                                                                                                  |                              |





## EXTERNALLY:

This lovely modern detached family home occupies an attractive residential position in a well-regarded location, offering excellent access to the Town Centre and major road networks.

The house stands on a wonderful corner plot! To the front, the property benefits from a neatly lawned frontage with a paved pathway leading to the front entrance door, complemented by an external wall light. The right-hand side provides a generous multi-vehicle driveway, offering convenient side-by-side parking and access to the detached double garage. A wooden pedestrian gate to the left-hand side of the garage opens onto a paved pathway, with an external wall light, leading through to the private and beautifully appointed rear garden.

The rear garden is predominantly laid to lawn and provides an excellent outdoor space for both relaxation and entertaining. There are two large decked seating areas, one of which incorporates an outdoor BBQ, together with an additional secluded paved seating area in the opposite corner of the garden. There is ample space for the whole family to enjoy!

Privacy is enhanced by a walled left-hand boundary and partial rear boundary, complemented by a high-level conifer hedge-row to the right hand side, creating a private and tranquil outdoor setting.

## Approximate Size: 1,202 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 'D'

## EPC: Energy Performance Rating: 'C'

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.

### 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.

GROUND FLOOR



1ST FLOOR



**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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>75</b> | <b>80</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



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