

Spinners Way, Middlebeck, Newark

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OLIVER REILLY



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Guide Price £300,000 - £325,000

- FABULOUS DETACHED MODERN HOME
- SOUGHT-AFTER LOCATION! CLOSE TO AMENITIES
- GROUND FLOOR W.C & UTILITY ROOM
- WELL-APPOINTED REAR GARDEN WITH OUTDOOR BBQ
- EASE OF ACCESS TO MAIN ROADS & POPULAR SCHOOLS
- FOUR WELL-PROPORTIONED BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE
- INTEGRAL SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (84)

Guide Price: £300,000- £325,000. THE PERFECT CHOICE! WAITING FOR YOU!
Here we have an excellent example of a superb modern detached family home, enjoying a desirable residential position with excellent connections to major road links, a wealth of local amenities & sought-after primary/secondary schools.

From the moment you step inside, this impressive property showcases EVERYTHING YOU COULD WANT from family living. Bright, airy and FULL OF PERSONALITY, offering a wonderfully free-flowing layout, ready to enjoy from day one!

The welcoming entrance hall leads into a GENEROUS 16FT LOUNGE, alongside and IMPRESSIVE 19FT OPEN-PLAN DININF KITCHEN, fitted with a range of integrated appliances. Open access leads to a separate utility room and a ground-floor WC.

Upstairs, the first-floor landing provides access to FOUR EXCELLENT SIZED BEDROOMS three of which benefit from FITTED WARDROBES. The impressive master bedroom is complemented by a STYLSH & FULLY TILED EN-SUITE SHOWER ROOM, while the STUNNING FOUR-PIECE BATHROOM provides an equally high standard.

Externally, the property continues to impress with a generous multi-vehicle tarmac driveway, providing convenient side-by-side off-street parking and access to the integral single garage. Offering excellent potential for adaptation, subject to any necessary approvals.

The thoughtfully designed rear garden provides a fantastic outdoor space for the whole family. Tastefully landscaped with both enjoyment & practicality in mind, it features paved seating areas at both the top & bottom of the garden, creating a choice of spaces for relaxing and entertaining.

A substantial timber store/workshop provides useful additional storage, while the covered outdoor BBQ area is perfectly positioned for entertaining! Truly primed & ready to be the HOST WITH THE MOST!

Further benefits include uPVC double glazing, gas central heating, a remaining NHBC warranty and an impressive EPC rating of B.

SPACIOUS & STYLISH WITH SO MUCH TO LOVE!







ENTRANCE HALL: 13'4 x 6'6 (4.06m x 1.98m)

GENEROUS LOUNGE: 16'5 x 10'3 (5.00m x 3.12m)

OPEN-PLAN DINING KITCHEN: 19'10 x 11'5 (6.05m x 3.48m)
Max measurements provided.

UTILITY ROOM: 5'6 x 5'2 (1.68m x 1.57m)

GROUND FLOOR W.C: 5'6 x 4'2 (1.68m x 1.27m)

FIRST FLOOR LANDING: 10'1 x 9'7 (3.07m x 2.92m)

MASTER BEDROOM: 13'2 x 10'3 (4.01m x 3.12m)
Max measurements provided up to extensive fitted wardrobes.

EN-SUITE SHOWER ROOM: 6'8 x 6'6 (2.03m x 1.98m)
Max measurements provided.

BEDROOM TWO: 11'6 x 10'3 (3.51m x 3.12m)
Max measurements provided.

BEDROOM THREE: 12'8 x 8'3 (3.86m x 2.51m)
Max measurements provided up to fitted wardrobes.

BEDROOM FOUR: 10'2 x 8'5 (3.10m x 2.57m)
Max measurements provided.

FOUR-PIECE FAMILY BATHROOM: 8'2 x 6'8 (2.49m x 2.03m)

INTERGAL SINGLE GARAGE: 17'8 x 8'7 (5.38m x 2.62m)
Accessed via a manual up/ over garage door. Equipped with power and lighting.



EXTERNALLY:

This magnificent modern home occupies a desirable residential position, conveniently located close to Newark, Balderton and the area's main road corridors.

The property is approached via a dropped kerb providing vehicular access onto a generous multi-vehicle tarmac driveway, with access into the integral single garage. A small paved pathway leads to the front entrance door, with an external up/down light and attractive slate-style roofed storm canopy.

The front garden is predominantly laid to lawn and framed by an established hedgerow, creating an attractive first impression. To the side, there is an EV CHARGER and a paved pathway with gravelled borders leads to a secure wooden pedestrian gate, providing access to the superb landscaped rear garden. Predominantly laid to lawn, the garden has been thoughtfully designed for minimal maintenance and maximum enjoyment, while offering plenty of space for the whole family.

An extensive paved seating area is positioned directly outside the impressive open-plan dining kitchen, with convenient access via the uPVC double-glazed French doors. Towards the bottom corner of the garden is a further raised Indian sandstone patio, complemented by attractive raised planters.

The garden also benefits from a large detached timber store/workshop, together with an outdoor BBQ/pizza oven and covered canopy, creating an ideal setting for entertaining family and friends throughout the year. Further features include an outside tap, two external up/down lights and fully fenced side/rear boundaries.

Approximate Size: 1,360 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'



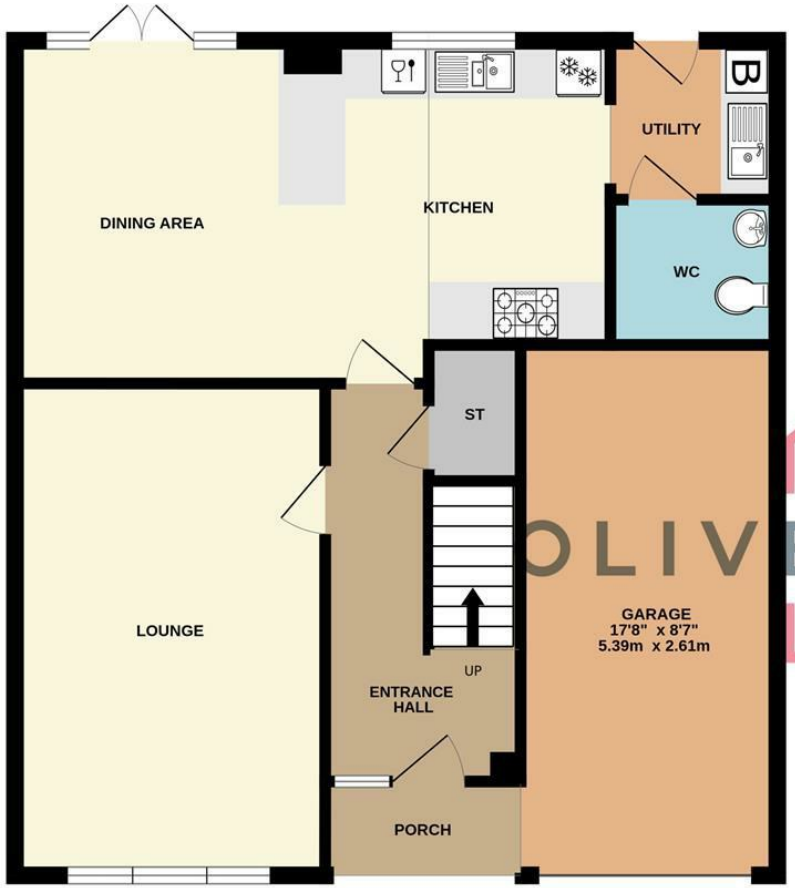
EPC: Energy Performance Rating: 'B' (84)

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.

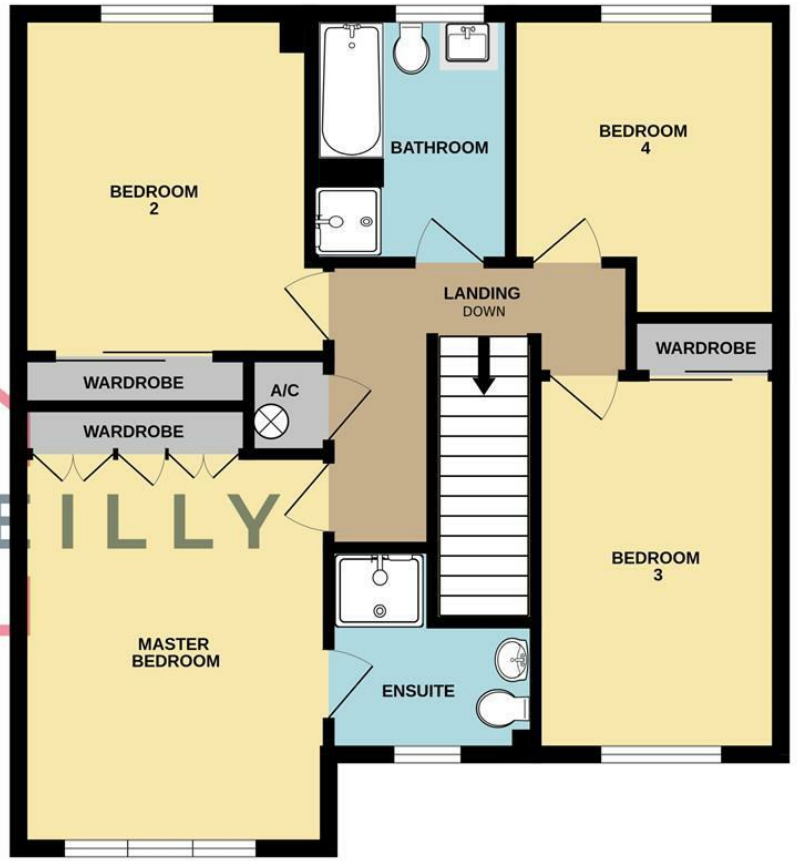
Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

GROUND FLOOR



1ST FLOOR



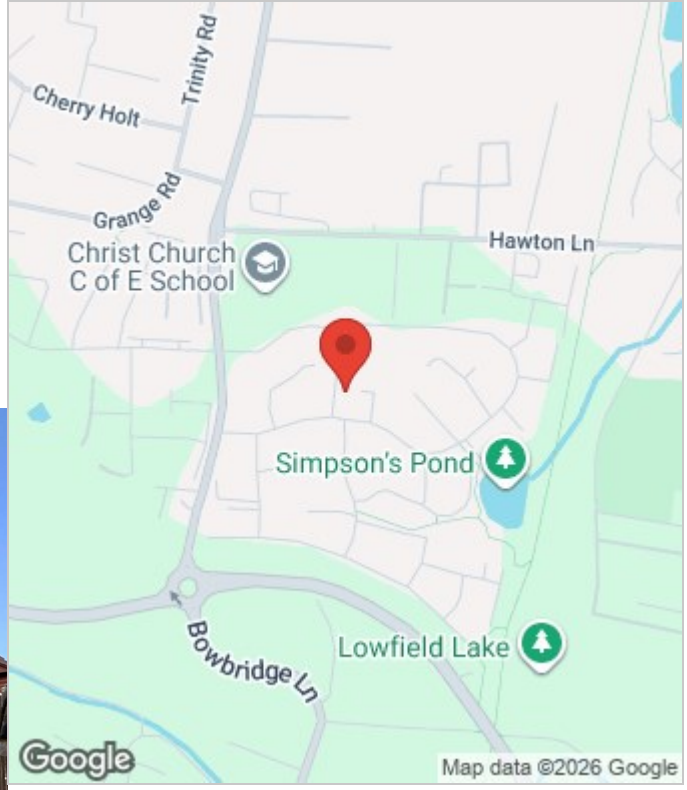
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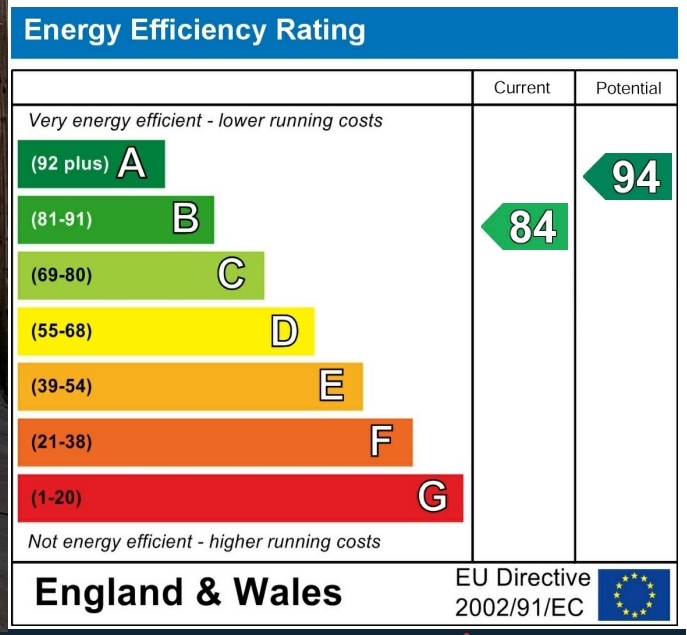
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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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