



Cardington Way, Middlebeck, Newark

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OLIVER REILLY



Cardington Way, Middlebeck, Newark

- STUNNING DETACHED FAMILY HOME
 - POPULAR & WELL-CONNECTED LOCATION
 - GENEROUS TRIPLE-ASPECT LIVING ROOM & STUDY
 - FABULOUS FIRST FLOOR BATHROOM & EN-SUITE TO MASTER
 - CAPTIVATING CORNER PLOT! WITH TASTEFULLY LANDSCAPED GARDEN
- FOUR GREAT SIZED BEDROOMS
 - SUPERB DINING KITCHEN WITH TWO SETS OF BI-FOLD DOORS
 - GROUND FLOOR W.C & UTILITY
 - LARGE DETACHED GARAGE & MULTI-VEHCILE DRIVEWAY
 - EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

Guide Price: £375,000 - £400,000. PREPARE TO FALL IN LOVE!

If you're searching for a home that combines SYMPATHETIC STYLE & SOPHISTICATION!.. Look no further! This outstanding detached home is sure to tick all the boxes!

Standing proudly with an impressive degree of kerb appeal, this beautiful home occupies a sought-after setting, conveniently situated close to a range of amenities and excellent transport links.

This IMPRESSIVE MODERN GEM s a huge credit to the current owners. Not only have they maintained the property to an impeccably high standard, but they have also thoughtfully injected a seamless blend of STYLE & PERSONALITY, creating a home that makes a lasting impression!

This BRIGHT & BEAUTIFUL home boasts a fantastic free-flowing layout, perfectly suited to modern family life. The accommodation comprises: Welcoming entrance hall, useful utility room alongside a ground-floor W.C. AA generous 19FT TRIPLE-ASPECT LIVING ROOM and separate study.

Saving the best until last is the GORGEOUS OPEN-PLAN DINING KITCHEN! Beautifully appointed with a range of integrated appliances & TWO SETS OF BI-FOLD DOORS. Cleverly connecting the indoors with outdoors, opening onto a covered outdoor entertaining area with attractive view over the garden.

The first floor enjoys a spacious galleried landing, FOUR GENEROUSLY SIZED BEDROOMS & fabulous family bathroom. The sizeable dual-aspect master bedroom features EXTENSIVE FITTED WARDROBES & a lovely EN-SUITE SHOWER ROOM!

Externally, you'll fall head over heels for the captivating corner-plot position. The thoughtfully landscaped rear garden has relaxation & entertaining firmly at the forefront, creating the perfect place for enjoying down time.

To the rear stands a DETACHED SINGLE GARAGE, with power & lighting, with a MULTI-VEHICLE DRIVEWAY that ensures convenient side-by-side parking and an EV charger.

SET YOUR SIGHTS & DON'T LOOK BACK! This handsome, homely & wholesome residence has everything you could want! & MORE!

Guide Price £375,000 - £400,000



ENTRANCE HALL:	16'2 x 6'7 (4.93m x 2.01m)
UTILITY ROOM:	5'4 x 3'9 (1.63m x 1.14m)
GROUND FLOOR W.C:	5'4 x 5'3 (1.63m x 1.60m)
GENEROUS TIPLE-ASPECT LIVING ROOM:	19'5 x 11'8 (5.92m x 3.56m)
STUDY:	9'4 x 7'1 (2.84m x 2.16m)
FABULOUS DINING KITCHEN:	13'4 x 12'4 (4.06m x 3.76m)
GALLERIED FIRST FLOOR LANDING:	12'9 x 12'6 (3.89m x 3.81m)
MASTER BEDROOM:	21'4 x 9'9 (6.50m x 2.97m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	8'10 x 4'9 (2.69m x 1.45m)
BEDROOM TWO:	12'5 x 9'6 (3.78m x 2.90m)
BEDROOM THREE:	11'9 x 8'10 (3.58m x 2.69m)
BEDROOM FOUR:	9'9 x 6'3 (2.97m x 1.91m)
SUPERB FAMILY BATHROOM:	7'3 x 6'4 (2.21m x 1.93m)
LARGE DETACHED SINGLE GARAGE:	20'5 x 10'6 (6.22m x 3.20m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space.	





EXTERNALLY:

This eye-catching contemporary detached home enjoys a pleasant position within a desirable residential location, conveniently situated close to a range of local amenities and excellent road links, while also being a short distance from both Newark and Balderton.

The front of the property is approached via a small paved pathway leading to the entrance door, which is complemented by a brick-built porch with a pitched tiled roof and external up-and-down lighting. The well-tended front garden features an attractive selection of established bushes and shrubs, complemented by gravelled borders. The property occupies an impressive corner-plot position, with a shared block-paved driveway leading around to the rear, where a private independent tarmac driveway provides ample (side-by-side) parking for two vehicles and benefits from an EV charging point. The driveway gives access to a large detached single garage, which features two external up-and-down lights together with an additional central security light. A timber pedestrian gate provides access to the beautifully landscaped rear garden.

Providing a superb private space for relaxation and entertaining. The garden offers a variety of secluded seating areas, together with an extensive paved outdoor entertaining area and an attractive timber-framed covered seating space. Which creates a seamless connection with the house via two sets of bi-fold doors, making it an ideal setting for alfresco dining and entertaining. This truly brings the outside, inside!

The remainder of the garden is thoughtfully landscaped, extensively gravelled and complemented by attractive raised planted beds. Further features include an outside tap, external up-and-down lighting, a double external power socket and provision for a garden shed. The garden is enclosed by fenced side boundaries and a fenced/walled rear boundary.

Approximate Size: 1,400 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 'E'

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 onto the Flaxley Lane community Park, Gannets day Cafe and 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.

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.

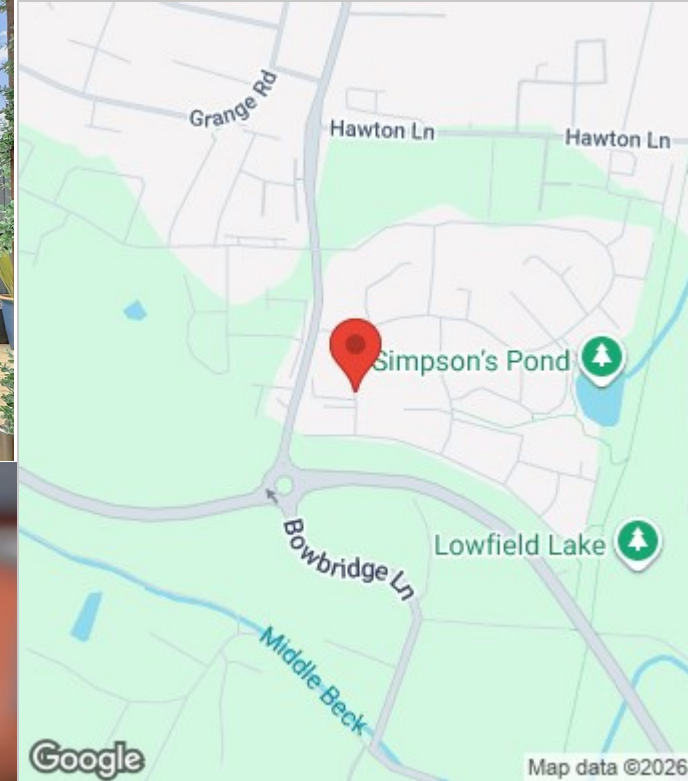
Money Laundering Regulations:

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		92
(81-91) B	84	
(69-80) C		
(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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