



Grange Road, Newark

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 OLIVER REILLY



Grange Road, Newark

- IMPRESSIVE SEMI-DETACHED HOME
 - CLOSELY SITUATED NEAR TO TOWN CENTRE & AMENITIES
 - DUAL-ASPECT LIVING ROOM & GLASS-ROOF CONSERVATORY
 - ENVIABLE CORNER PLOT WITH LANDSCAPED GARDENS
 - uPVC DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANELS
- THREE DOUBLE BEDROOMS
 - LARGE DETACHED GARAGE & ATTACHED OFFICE/ UTILITY
 - SUPERB & SPACIOUS MODERN DINING KITCHEN
 - GATED DRIVEWAY TO THE REAR
 - IMPECCABLE PRESENTATION! A MUST VIEW! Tenure: Freehold. EPC 'B'

Guide Price: £210,000- £220,000. A HOME TO BE PROUD OF!
This impressive semi-detached family home has been lovingly enhanced over and thoughtfully remodelled to make the very most of it's SPACIOUS & VERSATILE accommodation.

Occupying a popular residential position close to the town centre, local amenities and excellent main road links, this sizeable property benefits from a CAPTIVATING CORNER PLOT, providing an exceptional amount of internal & external space.

BEAUTIFULLY MAINTAINED THROUGHOUT- The property is a real credit to the current owners, who have clearly invested considerable time and care into creating a home that offers a warm & welcoming feel from the moment you arrive.

The accommodation begins with an entrance hall, leading into a GENEROUS 19FT DUAL-ASPECT LIVING ROOM. This flows seamlessly into a SUPERB OPEN-PLAN DINING KITCHEN, featuring attractive tiled flooring, a range of integrated appliances & plenty of space for everyday family life. Leading directly into a DELIGHTFUL GLASS-ROOF CONSERVATORY!

Upstairs, the first floor has been cleverly designed to provide THREE GENUINE DOUBLE BEDROOMS. Two of which benefit from fitted wardrobes/cupboards, completed by a MODERN THREE-PIECE SHOWER ROOM.

Outside, the sense of space continues! Enjoying a well-tended front garden, while the generous rear garden has been extensively hard landscaped, providing a substantial & low-maintenance space with plenty of flexibility to suit your needs.

A particular highlight is the SECURE GATED DRIVEWAY TO THE REAR- Giving access to a large DETACHED GARAGE & VERSATILE WORKSHOP/ OFFICE/ UTILITY. Both benefitting from power & lighting. The workshop also has a water supply.

Further benefits include uPVC double glazing, gas central heating, cavity wall insulation & leased solar panels to the front.

MOVE IN & MAKE MEMORIES! This beautifully presented family home provides all the key ingredients for comfortable modern living! Leaving little left to do but UNPACK & ENJOY!

Guide Price £210,000 - £220,000



ENTRANCE HALL:	5'4 x 3'5 (1.63m x 1.04m)
DUAL-ASPECT LIVING ROOM:	19'9 x 11'2 (6.02m x 3.40m)
SPACIOUS & CONTEMPORARY DINING KITCHEN:	19'9 x 11'3 (6.02m x 3.43m)
Max measurements provided.	
GLASS-ROOF CONSERVATORY:	12'6 x 9'6 (3.81m x 2.90m)
FIRST FLOOR LANDING:	8'6 x 6'1 (2.59m x 1.85m)
MASTER BEDROOM:	11'3 x 10'10 (3.43m x 3.30m)
Max measurements provided.	
BEDROOM TWO:	14'1 x 8'10 (4.29m x 2.69m)
Max measurements provided.	
BEDROOM THREE:	11'2 x 8'7 (3.40m x 2.62m)
Max measurements provided.	
THREE-PIECE SHOWER ROOM:	8'1 x 5'5 (2.46m x 1.65m)
LARGE DETACHED GARAGE:	13'2 x 11'8 (4.01m x 3.56m)
Of brick built construction, with a felt roof. Accessed via wooden double garage doors, with a large uPVC double glazed window to the right side elevation and an external wall light. Equipped with power, lighting and great multi-purpose potential. Approximate measurements provided.	





EXTERNALLY:

This beautifully presented semi-detached home is situated in a popular residential location, close to Newark Town Centre, local amenities and major road links. The property occupies an enviable corner-plot position and is accessed via a wrought-iron personal gate, with a concrete pathway leading to the front entrance door, with a concrete/stone canopy above.

The well-appointed and beautifully maintained front garden has been designed with minimal maintenance in mind and is predominantly laid to artificial lawn, with a variety of complementary planted borders hosting an attractive selection of plants, bushes and shrubs. There is also an external power socket. The front and left-side boundaries are predominantly wall enclosed, with an additional low-level fenced boundary to the right.

To the rear of the property, there is dropped kerb vehicular access onto a secure gated driveway (via Forster Avenue), opening onto a large concrete driveway providing access to the detached brick-built garage, together with neatly planted borders. The sizeable rear garden, is again, designed with minimal maintenance and maximum enjoyment in mind. The garden has been professionally and extensively block paved, with complementary decorative slate-shingle planting area and a variety of secluded seating spaces, creating an ideal setting for outdoor entertaining and relaxation. The garden also provides an outside tap and single external power socket (located on the outside of the workshop/ utility). Access to a large detached storage shed and a greenhouse. The boundaries are wall enclosed to the right-hand side, with secure fenced boundaries to the left and rear. Secure, lockable personal gates provide access from both the front and side, offering a great degree of privacy and security.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, cavity wall insulation 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.

Solar Panels:

There are 16 leased solar panels to the front roof elevation. Via 'ACP Solar Limited'. There is a 25 year lease which commenced in May 2012.

ATTACHED MULTI-PURPOSE OFFICE/ UTILITY

10'8 x 10'3 (3.25m x 3.12m)

Of brick-built construction, attached to the large garage, this versatile detached outbuilding is accessed via the right-side elevation through an obscure UPVC double-glazed personnel door, with an obscure uPVC double-glazed side panel and an additional uPVC double-glazed window to the right-side elevation.

Internally, the space benefits from ceramic tiled flooring, ceiling strip lighting and a comprehensive range of fitted wall and base units with laminate roll-top work surfaces over. There is also a stainless-steel sink and drainer, wall-mounted electric shower, high-level white ceramic tiling, and plumbing provision for a washing machine and tumble dryer.

This excellent multipurpose space could be utilised for a variety of purposes, including a home office, functional utility or a useful workshop, providing additional accommodation that remains detached from the main house.



Approximate Size: 990 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B'

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, just over 1 mile away from the Town Centre. 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, 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.

GROUND FLOOR

1ST FLOOR

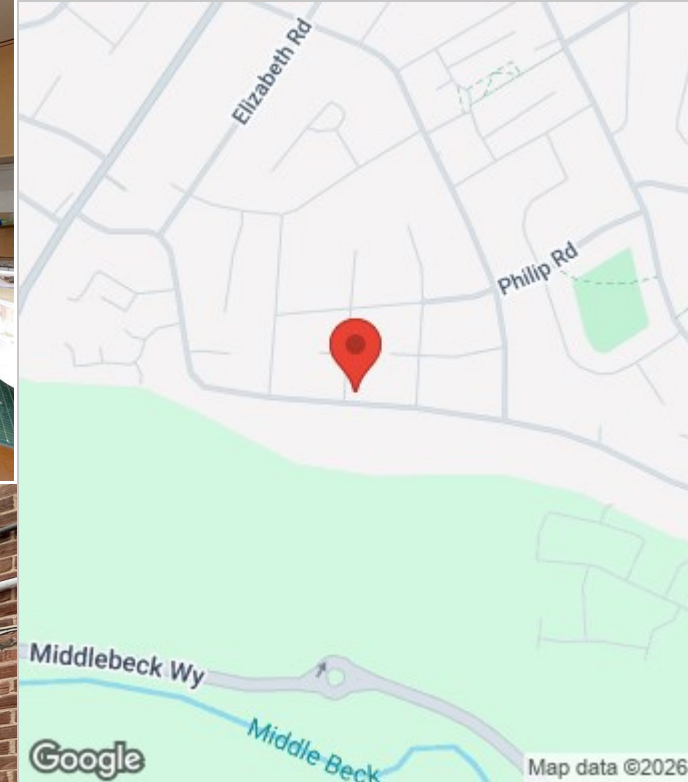


Money Laundering Regulations:

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) A		
(81-91) B	84	85
(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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