



Clarks Lane, Newark

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 OLIVER REILLY



# Clarks Lane, Newark

- STUNNING & EXTENDED SEMI-DETACHED HOME
- LOVELY & QUIET CUL-DE-SAC POSITION
- LARGE, LAVISH & CONTEMPORARY BREAKFAST KITCHEN
- SIZEABLE CONSERVATORY & DETACHED MULTI-PURPOSE CABIN
- AMPLE PARKING VIA MULTI-VEHICLE DRIVEWAY
- THREE BEDROOMS (TWO WITH FITTED WARDROBES)
- MODERN GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- GENEROUS LIVING SPACE WITH LOG BURNER
- DELIGHTFUL LOW-MAINTENANCE REAR GARDEN
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'C'

Guide Price: £220,000 - £230,000. A CUT ABOVE THE REST!

This excellent, EXTENDED semi-detached home truly STANDS OUT FROM THE CROWD! Thoughtfully remodelled with family living and modern convenience at the forefront, this superb property offers everything you could want & MUCH MORE!

Enjoying a delightful residential position, tucked away at the head of a quiet yet convenient cul-de-sac, the property is within easy reach of the town centre and a wealth of local amenities. Excellent transport links are also close at hand, including convenient access to the A1 & A46, along with two popular railway stations.

What really sets this impressive home apart is its IMAGINATIVE FREE-FLOWING LAYOUT! The ground floor boasts a LARGE & LAVISH BREAKFAST KITCHEN, complete with a range of integrated appliances, a generous breakfast bar & Velux roof light. There is also a convenient ground-floor W.C. and a lovely OPEN-PLAN LIVING AREA featuring a log burner, flowing seamlessly through to a SIZEABLE CONSERVATORY.

The first floor hosts THREE BEDROOMS and a stylish, modern family bathroom, with two of the bedrooms benefiting from EXTENSIVE FITTED WARDROBES.

Externally, the property's secluded position, set away from the remainder of the cul-de-sac, is a real advantage. To the front, an extensive driveway provides AMPLE OFF-STREET PARKING for multiple vehicles.

The charming, low-maintenance rear garden provides a wonderful outdoor escape, featuring artificial lawn, provision for a hot tub and a brilliant DETACHED TIMBER CABIN! Equipped with power & lighting, offering excellent multi-purpose potential.

Further benefits include uPVC double glazing, gas central heating via a modern combination boiler, located within the boarded loft space and complementary oak internal doors.

Offering MODERN STYLE, SEAMLESS LIVING SPACE & A MANAGEABLE GARDEN TO ENJOY! This outstanding family home has been thoughtfully enhanced throughout and simply MUST BE VIEWED in order TO BE FULLY APPRECIATED!

Guide Price £220,000 - £230,000



**OPEN-PLAN DINING KITCHEN SPACE:** 16'1 x 14'6 (4.90m x 4.42m)  
Max measurements provided.

**GROUND FLOOR W.C:** 5'5 x 3'1 (1.65m x 0.94m)

**OPEN-PLAN LIVING AREA:** 16'1 x 14'6 (4.90m x 4.42m)  
Max measurements provided.

**SIZEABLE CONSERVATORY:** 13'5 x 9'4 (4.09m x 2.84m)  
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing complementary wood-effect vinyl flooring, a ceiling light fitting with fan, uPVC double glazed windows to the left side and rear elevations. uPVC double glazed French doors open out to the lovely rear garden.

**FIRST FLOOR LANDING:** 10'8 x 3'3 (3.25m x 0.99m)  
With loft hatch access point. Providing a pull-down ladder, extensive boarding for storage, lighting and access to the gas fired combination boiler. Complementary oak internal doors lead into all three bedrooms and a modern bathroom.

**MASTER BEDROOM:** 11'2 x 7'10 (3.40m x 2.39m)  
Max measurements provided up to EXTENSIVE BESPOKE FITTED WARDROBES.

**BEDROOM TWO:** 12'2 x 7'10 (3.71m x 2.39m)

**BEDROOM THREE:** 7'10 x 6'4 (2.39m x 1.93m)  
With BESPOKE FITTED WARDROBES.

**CONTEMPORARY FAMILY BATHROOM:** 6'4 x 6'2 (1.93m x 1.88m)





**DETACHED MULTI-PURPOSE CABIN:** 12'3 x 8'10 (3.73m x 2.69m)  
Of timber construction, with a pitched felt-roof. Accessed via wooden double doors with fitted venation blinds. Window to the front and left side elevations, also with fitted venetian blinds. Providing Herringbone-style vinyl flooring, power and lighting. Boasting great multi-purpose potential.

#### **EXTERNALLY:**

This hugely impressive and extended modern semi-detached home enjoys a secluded position within a desirable and quiet residential cul-de-sac.. Remaining closely connected to the Town Centre and main roads.

The front aspect is greeted by ample off-street parking, provided by a multi-vehicle tandem tarmac driveway. A low-maintenance gravelled frontage offers further off-street parking, if required. The driveway also provides access to the concealed gas and electricity meters. A small paved pathway leads to the front entrance door, enhanced by a pitched-roof storm canopy with external ceiling light.

A timber personal gate to the side of the property, accessed via the driveway, opens into the delightful, low-maintenance and fully enclosed rear garden. Designed with minimal maintenance and maximum enjoyment in mind, the garden is predominantly laid to artificial lawn, complemented by gravelled borders and concrete hardstanding with access to a large, detached multi-purpose timber cabin, together with provision for a hot tub and two sizeable garden storage sheds.

Further benefits include external lighting and fully fenced side/ rear boundaries, creating a private, practical and highly enjoyable outdoor space.

#### **Approximate Size: 945 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, via a modern 'VIESSMANN' combination boiler, located in the loft, serviced in August 2026 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' (72)

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:

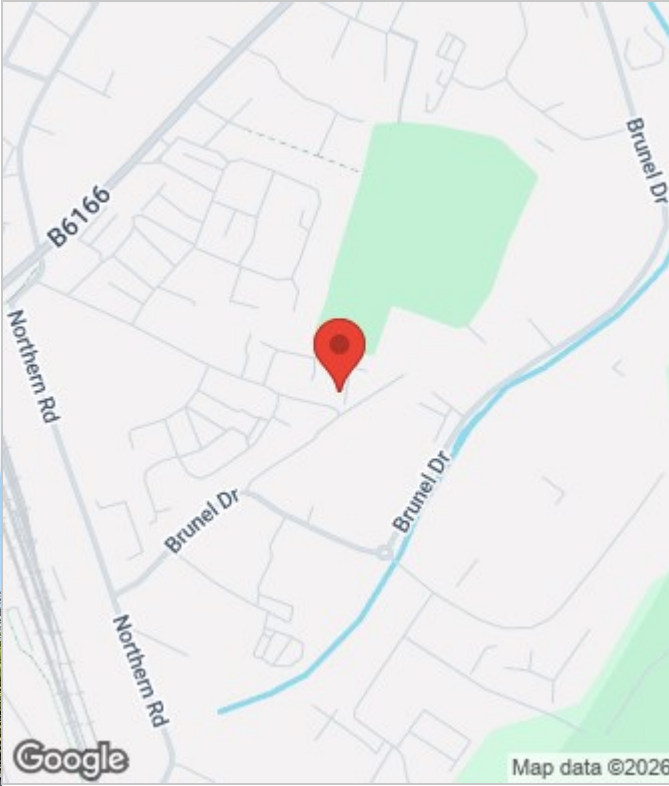
This property is conveniently located in a popular residential location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark 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.

**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                                 | 72      | 85                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (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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