



Blatherwick Road, Newark

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 OLIVER REILLY



Blatherwick Road, Newark

- DETACHED & EXTENDED CHALET HOME
 - HIGHLY SOUGHT-AFTER LOCATION- CLOSE TO MAIN ROADS!
 - MODERN GROUND FLOOR SHOWER ROOM & FIRST FLOOR W.C
 - EXTENSIVE MULTI-VEHICLE DRIVEWAY
 - RECENTLY RE-DECORATED & RE-CARPETED
- THREE EXCELLENT SIZED BEDROOMS
 - GENEROUS KITCHEN & LOUNGE/DINER
 - CARPORT, ATTACHED SINGLE GARAGE & EXTENDED WORKSHOP
 - LOVELY ENCLOSED REAR GARDEN
 - NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £240,000 - £250,000. MOVE IN & MAKE MEMORIES!

This CHARMING & EXTENDED detached chalet home stands proud within a popular residential location, on the outskirts of Newark town centre, within a quiet, established community, remaining conveniently positioned to a range of local amenities & excellent transport links.

Neutrally decorated and benefiting from new carpets, this lovely home offers a spacious and HIGHLY VERSATILE LAYOUT arranged over two floors.

Welcomed by an inviting entrance hall leading to an IMPRESSIVE 23FT LOUNGE/DINER. There is also a generously proportioned fitted kitchen, a modern shower room and a substantial DUAL-ASPECT GROUND FLOOR BEDROOM. Complete with French doors opening onto the rear garden. This flexible room could equally serve as a second reception room, home office or family room.

Upstairs, the first floor provides TWO EXCELLENT DOUBLE BEDROOMS, both enhanced by EXTENSIVE FITTED WARDROBES, together with a MODERN & CONVENIENTLY POSITIONED W.C.

Outside, the property continues to impress. A substantial frontage incorporates an EXTENSIVE MULTI-VEHICLE DRIVEWAY, leading to an attached carport, SINGLE GARAGE & EXTENDED WORKSHOP. Which both benefit from power & lighting. Offering exciting potential for alternative uses or possible conversion into additional living accommodation, subject to the necessary permissions and approvals.

To the rear is a delightful, manageable and secluded garden, offering a private outdoor retreat ready for you to make your own. A paved seating area provides the perfect spot for outdoor relaxation/ entertainment, while the remaining garden offers plenty of scope for further landscaping.

Further benefits include uPVC double glazing, gas central heating & NO ONWARD CHAIN!

A CLASSIC HOME WITH AN EXCITING FUTURE!- Spacious, versatile and full of potential, this attractive residence is ready to move into while still offering an opportunity to personalise & TAKE TO THE NEXT LEVEL!

Guide Price £240,000 - £250,000



ENTRANCE HALL:	10'9 x 5'8 (3.28m x 1.73m)
GENEROUS LOUNGE/DINER:	23'5 x 12'4 (7.14m x 3.76m)
SPACIOUS KITCHEN:	14'6 x 12'2 (4.42m x 3.71m)
Max measurements provided.	
EXTENDED GROUND FLOOR BEDROOM (3):	18'5 x 7'8 (5.61m x 2.34m)
MODERN SHOWER ROOM:	8'3 x 6'9 (2.51m x 2.06m)
FIRST FLOOR LANDING:	2'8 x 2'8 (0.81m x 0.81m)
MASTER BEDROOM:	11'6 x 9'8 (3.51m x 2.95m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES.	
BEDROOM TWO:	12'4 x 11'8 (3.76m x 3.56m)
With FITTED WARDROBES. Max measurements provided.	
FIRST FLOOR W.C:	5'4 x 4'7 (1.63m x 1.40m)
Max measurements provided.	
CARPORT:	18'3 x 8'10 (5.56m x 2.69m)
With a sloped poly-carbonate roof. Giving access to the side entrance door and into the attached garage.	
ATTACHED SINGLE GARAGE:	17'7 x 8'9 (5.36m x 2.67m)
Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting, via two ceiling strip-lights. Access into the attached workshop.	





ATTACHED WORKSHOP:

89 x 66 (2.67m x 1.98m)

Of brick built construction with a flat felt roof. Equipped with power and lighting. Obscure uPVC double glazed window to the rear elevation. A uPVC left sided personal door leads out to the garden.

EXTERNALLY:

This attractive detached chalet-style home is situated in a highly sought-after residential location, conveniently positioned close to the town centre and excellent main road links.

The property occupies a lovely plot and benefits from dropped-kerb vehicular access onto a substantial block-paved driveway, providing parking for multiple vehicles, leading to an attached carport and single garage. The front garden is predominantly laid to lawn with a mature hedge, also offering sufficient space for additional off-street parking, if required. There is an open left-side boundary and a mature high-level hedged boundary to the right-hand side.

A block-paved pathway runs across the front of the property to the left-hand side, providing access to the concealed gas/ electricity meters, continuing to double wrought-iron gates. These open through to the delightful rear garden. Predominantly laid to lawn featuring a small variety of mature shrubs, together with an extensive block-paved seating area. The garden can also be accessed via uPVC double-glazed French doors from the extended ground-floor (third) bedroom.

Additional features include a hardstanding/ provision for a greenhouse, along with a useful garden shed, equipped with power and lighting. There is an outside tap, double external power socket and external lighting. The garden enjoys a good degree of privacy, with predominantly fenced side boundaries and newly installed fencing to the rear.

Approximate Size: 1,230 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage and workshop.

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 'C'



EPC: Energy Performance Rating: 'D' (66)

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:

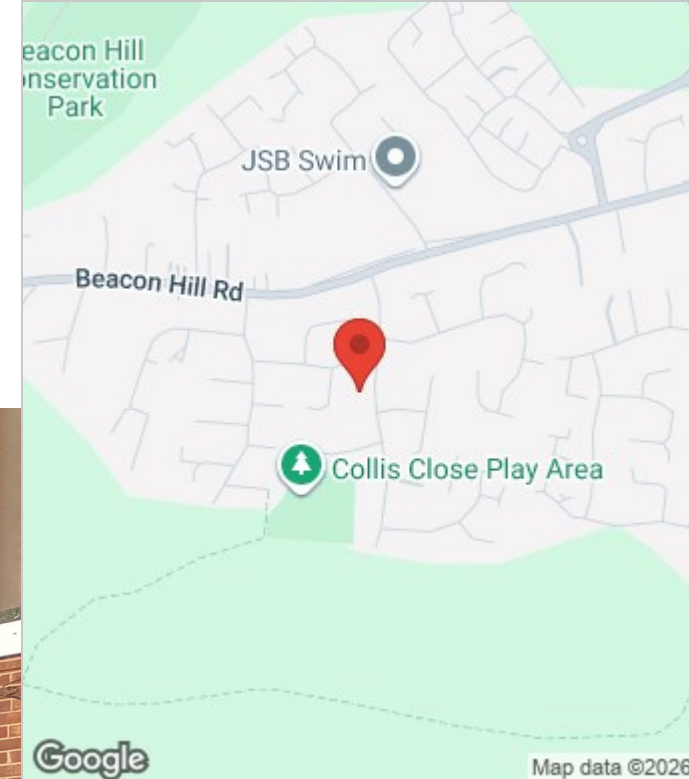
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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		
(69-80) C		79
(55-68) D	66	
(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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