
Cardinal Hinsley Close, Newark
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OLIVER REILLY



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Guide Price £225,000 - £235,000

- SUPERB DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC LOCATION
- MARVELLOUS DINING KITCHEN
- DETACHED GARAGE & EXTENSIVE MULTI-VEHICLE DRIVEWAY
- CLOSELY CONNECTED TO AMENITIES, SCHOOLS & MAIN ROADS
- FOUR BEDROOMS
- GENEROUS LIVING ROOM WITH FRENCH DOORS
- GROUND FLOOR W.C & STYLISH FIRST FLOOR BATHROOM
- GENEROUS, PRIVATE & BEAUTIFULLY LANDSCAPED GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £225,000 - £235,000. SLEEK, STYLISH & SETTING THE STANDARD!

Prepare to be impressed by this superb, contemporary detached home, enviably positioned within a quiet & convenient cul-de-sac. Ideally located a short distance from the Town Centre, the property enjoys easy access to a host of local amenities, schools and excellent transport links.

Thoughtfully renovated throughout, this BRIGHT & AIRY home delivers IMPECCABLE PRESENTATION, with a stylish finish PERFECTLY SUITED TO MODERN-DAY LIVING!

The welcoming accommodation begins with an inviting entrance hall featuring attractive Herringbone-style flooring, a useful ground floor W.C, a GENEROUS OPEN-PLAN DINING KITCHEN, beautifully appointed with a range of integrated appliances.

A separate and equally spacious living room provides the perfect place to relax, with French doors opening directly onto a WONDERFUL INDIAN SANDSTONE SEATING/ ENTERTAINING AREA.

To the first floor, the landing provides access to FOUR WELL-PROPORTIONED BEDROOMS, alongside a FABULOUS FAMILY BATHROOM, ideal for growing families, guests or those working from home.

Externally, the property continues to impress with a DECEPTIVELY GENEROUS & EYE-CATCHING PLOT! To the front, an EXTENSIVE MULTI-VEHICLE DRIVEWAY provides ample off-road parking, leading to a DETACHED GARAGE, with power & lighting.

And if that wasn't enough... WAIT UNTIL YOU SEE THE REAR GARDEN!...Thoughtfully landscaped and SURPRISINGLY SPACIOUS! The garden provides an ideal setting for the whole family to enjoy! Further enhanced by a DELIGHTFUL OPEN OUTLOOK TO THE REAR, adding an enviable sense of space and privacy!

Further benefits include uPVC double glazing, gas central heating, a new electrical consumer unit & NO ONWARD CHAIN!

COME ON IN!.. YOU'RE HOME! From the moment you step inside, it's clear that considerable care & attention to detail have gone into creating this MAGNIFICENT MODERN HOME! A place that truly needs to be seen in order to be appreciated!







ENTRANCE HALL: 17'5 x 5'6 (5.31m x 1.68m)

GROUND FLOOR W.C: 5'10 x 2'5 (1.78m x 0.74m)

SPACIOUS MODERN DINING KITCHEN: 17'5 x 9'5 (5.31m x 2.87m)
Hosting an integrated fridge freezer, electric oven with four-ring induction hob above, dishwasher and washing machine.

GENEROUS LIVING ROOM: 15'5 x 10'1 (4.70m x 3.07m)

FIRT FLOOR LANDING: 8'9 x 5'9 (2.67m x 1.75m)
Max measurements provided.

MASTER BEDROOM: 13'3 x 9'5 (4.04m x 2.87m)
Max measurements provided.

BEDROOM TWO: 9'4 x 8'3 (2.84m x 2.51m)

BEDROOM THREE: 10'3 x 8'10 (3.12m x 2.69m)
Max measurements provided into bay window.

BEDROOM FOUR: 8'3 x 5'9 (2.51m x 1.75m)

STYLISH MODERN BATHROOM: 6'4 x 5'8 (1.93m x 1.73m)

DETACHED SINGLE GARAGE: 16'5 x 8'2 (5.00m x 2.49m)
Of brick built construction. with a pitched tiled roof. Accessed via a manual up/over garage door, equipped with power and lighting.



EXTERNALLY:

This delightful modern detached home enjoys an impressive position within a quiet residential cul-de-sac on the outskirts of the town centre.

The property stands proudly on a generous plot, approached via a dropped kerb vehicular access leading onto an extensive part-gravelled/ part tarmac driveway, providing ample off-street parking for numerous vehicles. Leading down to a detached brick-built garage and an external tap.

An Indian sandstone pathway leads to the side entrance door, which is sheltered by a pitched-tiled roof storm canopy. The front garden is laid to lawn, complemented by planted borders, and provides access to the concealed gas/ electricity meters. A secure wooden pedestrian gate at the bottom of the pathway opens onto a magnificent Indian sandstone seating area with gravelled borders, creating an ideal space for relaxing and entertaining. The rear garden can also be accessed directly from the generous living room via uPVC double-glazed French doors.

Predominantly laid to lawn, the garden features further planted borders and enjoys an attractive/ unspoiled tree-lined outlook beyond, helping to provide a high-degree of privacy throughout the year. There is ample outdoor space for the whole family to enjoy, with fully fenced side and rear boundaries.

AGENTS NOTE: Street View Image

Please note that the property's appearance differs significantly from the images currently displayed on Street View, owing to substantial improvements carried out by the current owner.
We recommend using Street View solely to identify the property's location and not as an accurate representation of its current appearance or condition.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler, a new electrical consumer unit 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.

Approximate Size: 862 Square Ft.

Measurements are approximate and for guidance only.

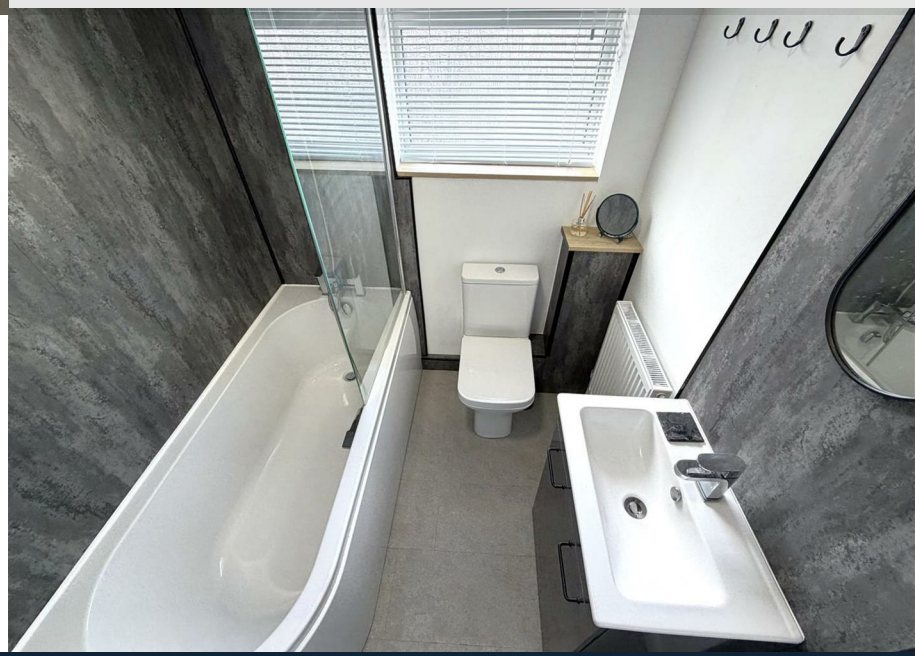
Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

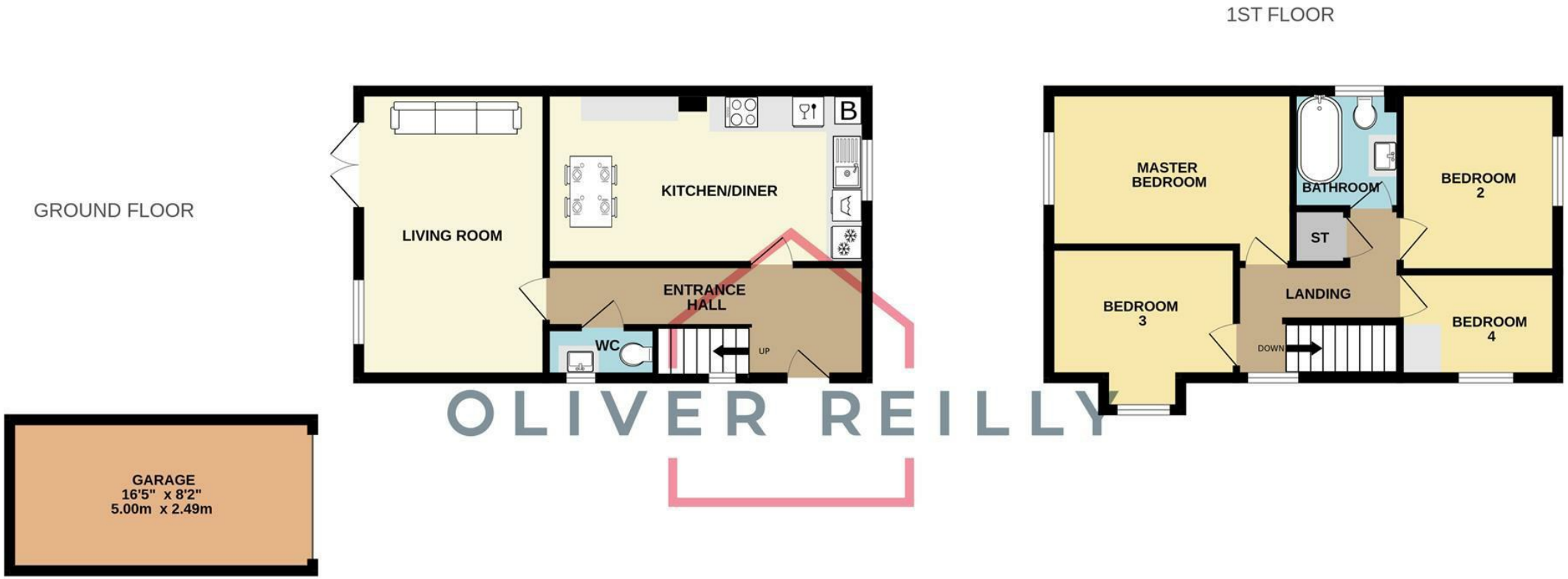


EPC: Energy Performance Rating: 'D' (61)

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 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.

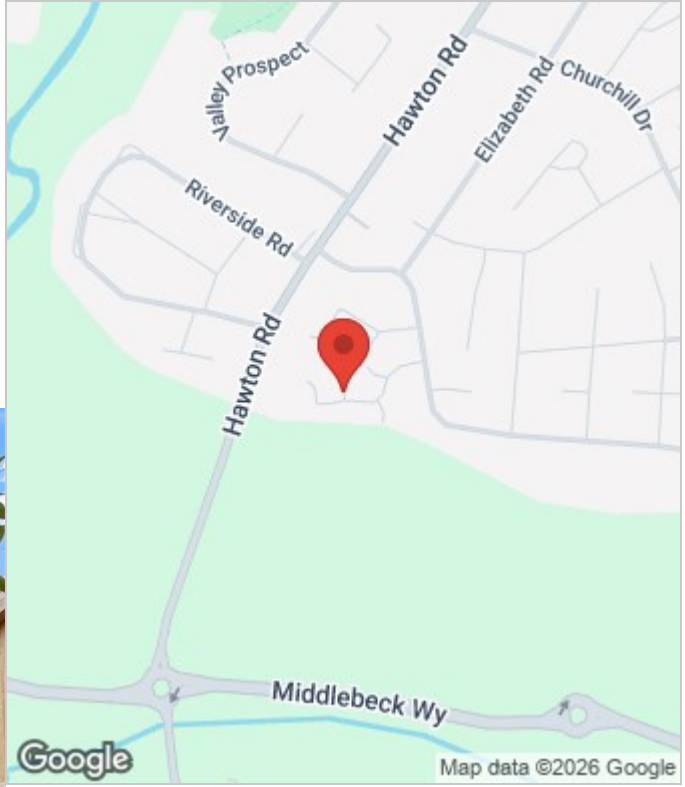


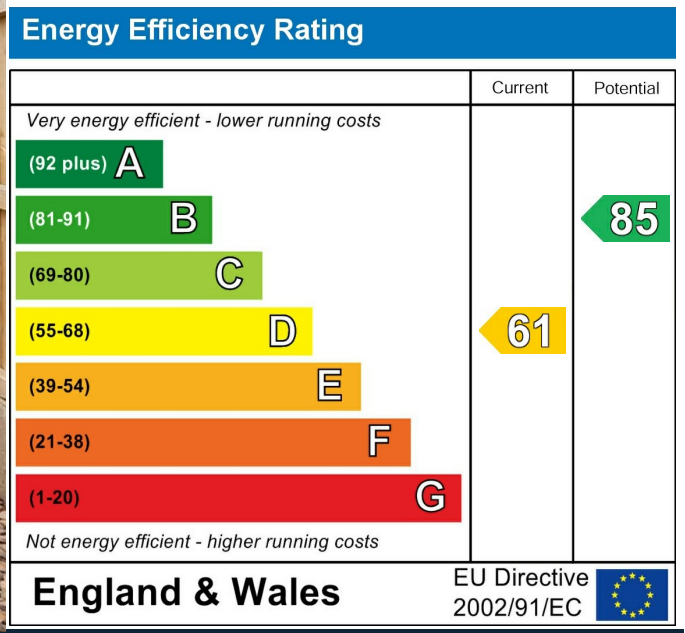
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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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