



Hawton Road, Newark

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 OLIVER REILLY



Hawton Road, Newark

- TRADITIONAL & EXTENDED 'VICKERS' SEMI-DETACHED HOME
 - HIGHLY DESIRABLE & CONVENIENT LOCATION!
 - GROUND FLOOR W.C & UTILITY ROOM
 - LARGE LOFT STORAGE SPACE WITH GREAT POTENTIAL (Subject To Approvals)
 - MULTI-VEHICLE DRIVEWAY & EXTENDED DETACHED GARAGE
- THREE WELL-PROPORTIONED BEDROOMS
 - TWO RECEPTION ROOMS
 - EXTENDED KITCHEN SPACE
 - GENEROUS & FULLY ENCLOSED REAR GARDEN
 - NO ONWARD CHAIN! Tenure: Freehold. EPC 'E'

A BLANK CANVAS IN A BRILLIANT LOCATION!

It's time to appreciate this ATTRACTIVE, TRADITIONAL & EXTENDED semi-detached 'Vickers' built home, enjoying a highly desirable residential position within close proximity to local amenities & Newark town centre. With its generous proportions, excellent plot and wealth of potential, this is a property WELL WORTH VIEWING!

The property would benefit from some cosmetic updating, providing the perfect opportunity to refresh and personalise the accommodation to suit your own taste, whilst retaining a sizeable internal layout with plenty of potential both inside and out.

The PERFECTLY PROPORTIONED LAYOUT comprises: entrance porch, inner reception hall, ground floor W.C, sizeable bay-fronted lounge and a separate dining room with sliding doors leading out to a secluded seating area. The useful utility room provides OPEN ACCESS through to a well-designed fitted kitchen.

To the first floor, the landing gives access to THREE EXCELLENT-SIZED BEDROOMS, two of which benefit from fitted wardrobes/storage cupboards, together with a three-piece family bathroom.

The landing also provides access to a LARGE LOFT SPACE, currently offering excellent storage and boasting fantastic potential to be developed further, subject to the necessary approvals.

Externally, the property occupies A BRILLIANT PLOT! The front is approached via a gated, multi-vehicle driveway, accompanied by a generous front garden that offers a great chance for additional parking, if required.

The driveway continues down the side of the property to an EXTENDED BRICK-BUILT GARAGE, equipped with power & lighting. Situated within the well-appointed rear garden. This is a fantastic family-sized outdoor space with established planting, a large lawn and plenty of scope to be made your own!

This SMASHING SEMI truly has SO MUCH TO OFFER! Combining generous accommodation, a sizeable plot & exciting potential, all in a highly convenient location!

AVAILABLE WITH NO ONWARD CHAIN!

Asking Price: £260,000



ENTRANCE PORCH:	4'1 x 2'5 (1.24m x 0.74m)
RECEPTION HALL:	14'10 x 5'10 (4.52m x 1.78m)
GROUND FLOOR W.C:	5'1 x 2'6 (1.55m x 0.76m)
BAY-FRONTED LOUNGE:	15'6 x 12'5 (4.72m x 3.78m)
Max measurements provided into bay-window.	
DINING ROOM:	11'10 x 8'5 (3.61m x 2.57m)
UTILITY ROOM:	6'4 x 5'3 (1.93m x 1.60m)
EXTENDED FITTED KITCHEN:	9'2 x 8'3 (2.79m x 2.51m)
FIRST FLOOR LANDING:	7'5 x 5'4 (2.26m x 1.63m)
With loft hatch access point. Providing a pull-down ladder, extensive carpeted boarding for storage and lighting. Boasting great scope to be adapted into additional living accommodation. Subject to necessary approvals.	
MASTER BEDROOM:	12'7 x 9'10 (3.84m x 3.00m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES.	
BEDROOM TWO:	9'9 x 9'8 (2.97m x 2.95m)
Max measurements provided.	
BEDROOM THREE:	9'3 x 8'5 (2.82m x 2.57m)
FAMILY BATHROOM:	6'4 x 5'3 (1.93m x 1.60m)
DETACHED & EXTENDED GARAGE:	17'7 x 10'3 (5.36m x 3.12m)
Of brick built construction. Accessed via a manual up/over garage door. Equipped with power, lighting and a wooden window to the left side elevation. A left sided obscure uPVC double glazed personal door opens out to the garden. Max measurements provided.	





EXTERNALLY:

This attractive and traditional semi-detached home is positioned in a highly desirable and central location, just a few moments' walk from the hustle and bustle of Newark town centre and conveniently situated for excellent main road connections.

To the front, the property benefits from dropped-kerb vehicular access onto a multi-vehicle concrete driveway, secured by double wrought-iron access gates. A concrete pathway leads to the front entrance porch, which has an external wall light. The well-appointed front garden is predominantly laid to lawn, with established planted borders and excellent scope to utilise the space as additional off-street parking, if required. The garden is enclosed by picket-fenced side boundaries and a low-level fenced frontage.

The driveway continues along the right-hand side of the property, providing access to the concealed gas/ electricity meters. Secure wooden double gates open onto further concrete hardstanding, with internal access into the kitchen via an obscure uPVC double-glazed side personnel door. There is also an external wall light and outside tap. The driveway leads to a large detached brick-built garage, situated within the well-appointed rear garden, with paved hard-standing behind.

The rear garden is predominantly laid to lawn, complemented by established shrubs and planted borders. There is a secluded concrete seating area accessed via the double-glazed sliding doors from the dining room, providing an ideal space for outdoor seating and relaxation, along with an external security light. The bottom of the garden holds an extensive raised paved seating area, providing provision for a garden shed and greenhouse.

The garden enjoys a high degree of privacy and offers excellent scope for the new owners to personalise and further enhance the space. It is enclosed by fully fenced side and rear boundaries.

Approximate Size: 905 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 'VAILANT' combination boiler with replacement radiators and uPVC double glazing throughout. This excludes the sliding doors in the dining room.

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: 'E' (51)

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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train station.

GROUND FLOOR



1ST FLOOR



Viewing Arrangements:

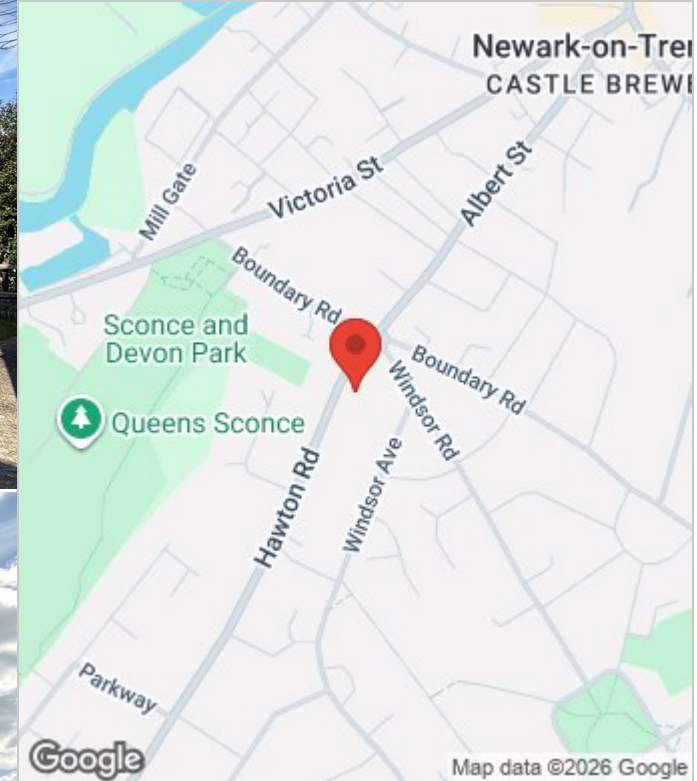
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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