Charters Drive, Middlebeck, Newark

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OLIVER REILLY

Charters Drive, Middlebeck, Newark

Guide Price £210,000 - £220,000

- DELIGHTFUL SEMI-DETACHED HOME
- ENVIABLE CUL-DE-SAC POSITION- CLOSE TO AMENITIES!
- LOVELY LOUNGE & SUPERB DINING KITCHEN
- WONDERFULLY WELL-APPOINTED REAR GARDEN
- EASE OF ACCESS TO SCHOOLS, MAIN ROADS & THE TOWN CENTRE
- THREE BEDROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- EXCELLENT CONTEMPORARY PRESENTATION!
- SIDE-BY-SIDE OFF-STREET PARKING FOR TWO VEHICLES
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold EPC 'B'

Guide Price: £210,000 - £220,000. MODERN LIVING MADE EASY!

A FINE EXAMPLE OF A STYLISH CONTEMPORARY HOME! Enjoying an enviable position tucked away within a quiet, sought-after & well-connected cul-de-sac. Ideally placed for easy access to the town centre, major road links & excellent amenities available in Balderton.

This wonderfully WARM & WELCOMING residence is a true credit to the current owners, who have created a home filled with personality, charm & thoughtful finishing touches, the property is quite simply READY TO MOVE STRAIGHT INTO & ENJOY!

The highly functional & well-proportioned accommodation begins with an inviting entrance hall and stylish ground-floor W.C, leading through to a lovely lounge, inner hallway and a FABULOUS OPEN-PLAN DINING KITCHEN! A superb space, complemented by an excellent range of integrated appliances, while French doors provide a seamless connection to a secluded outdoor seating area.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, together with a stylish contemporary family bathroom. The master bedroom is further enhanced by its own equally tasteful EN-SUITE SHOWER ROOM.

Outside, the plot and position are arguably among the best within the development. The property benefits from TWO SIDE-BY-SIDE OFF-STREET PARKING SPACES, conveniently positioned directly outside, together with visitor parking/turning space.

The WONDERFULLY WELL-APPOINTED REAR GARDEN provides a delightful and private outdoor escape, with plenty of room for the whole family to enjoy! A variety of secluded seating and entertaining areas create the perfect setting for relaxing and socialising throughout the warmer months.

Further benefits of this BRIGHT & BEAUTIFUL modern home include uPVC double glazing throughout, gas central heating via a combination boiler, the remainder of the NHBC warranty & impressive ENERGY EFFICIENCY RATING OF B.

Offering an excellent balance of CONTEMPORARY STYLE, PRACTICALITY & CONVENIENCE.

Move in, settle down & ENJOY!

ENTRANCE HALL:	4'4 x 4'4 (1.32m x 1.32m)
GROUND FLOOR W.C:	4'7 x 3'3 (1.40m x 0.99m)
GENEROUS LOUNGE: Max measurements provided.	14'1 x 11'4 (4.29m x 3.45m)
INNER HALL:	3'10 x 3'9 (1.17m x 1.14m)
SUPERB DINING KITCHEN: Max measurements provided.	14'10 x 10'8 (4.52m x 3.25m)
FIRST FLOOR LANDING: With loft hatch access point. Providing a pull-down ladder and central boarding for useful storage.	6'7 x 3'8 (2.01m x 1.12m)
MASTER BEDROOM: Max measurements provided.	12'3 x 11'1 (3.73m x 3.38m)
EN-SUITE SHOWER ROOM: Max measurements provided.	8'1 x 5'1 (2.46m x 1.55m)
BEDROOM TWO:	10'3 x 7'5 (3.12m x 2.26m)
BEDROOM THREE:	7'4 x 6'9 (2.24m x 2.06m)
MODERN FAMILY BATHROOM:	7'4 x 6'2 (2.24m x 1.88m)

EXTERNALLY:

This attractive, modern semi-detached home enjoys an enviable position, tucked away within a quiet yet convenient residential cul-de-sac.

The property is approached via a generous multi-vehicle tarmac driveway, providing side-by-side off-street parking, complemented by established planted borders to the front and side. There is also ample opportunity for visitor parking and turning space nearby.

A paved pathway leads to the front entrance, which benefits from an external up-and-down light and storm canopy above. The pathway continues along the left-hand side of the property, where a wooden pedestrian gate provides access to the wonderfully well-appointed rear garden with a double external power socket.

Predominantly laid to lawn, the garden features two secluded paved seating areas, ideal for outdoor dining and entertaining. Further benefits include hardstanding/provision for a garden shed, an external up-and-down light, outside tap, fully fenced boundaries to the sides and rear, creating a lovely family-friendly outside space, set for all to enjoy!

Approximate Size: 735 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 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'

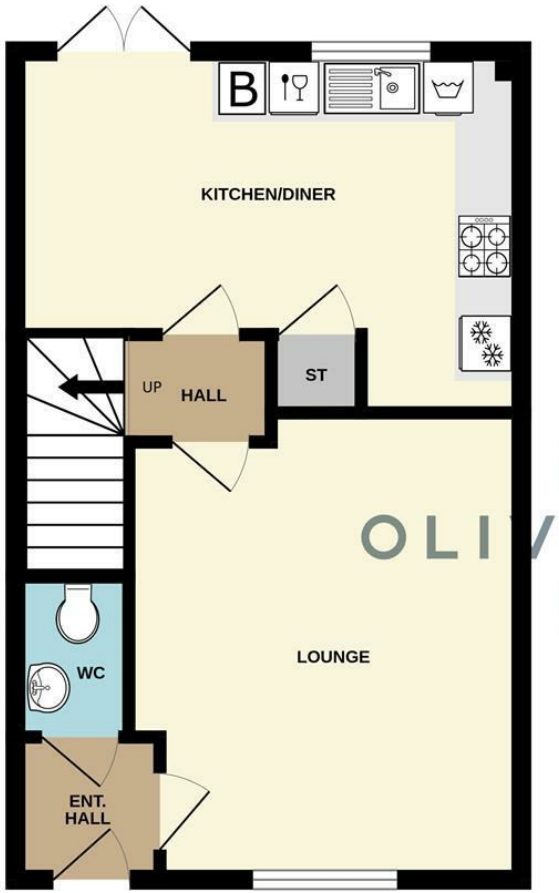
EPC: Energy Performance Rating: 'B' (84)

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.

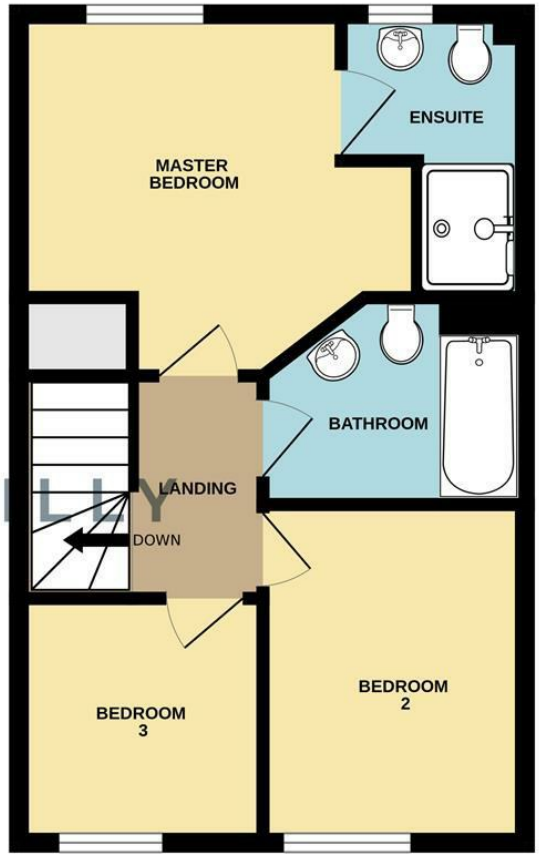
Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

GROUND FLOOR



1ST FLOOR



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Viewing Arrangements:

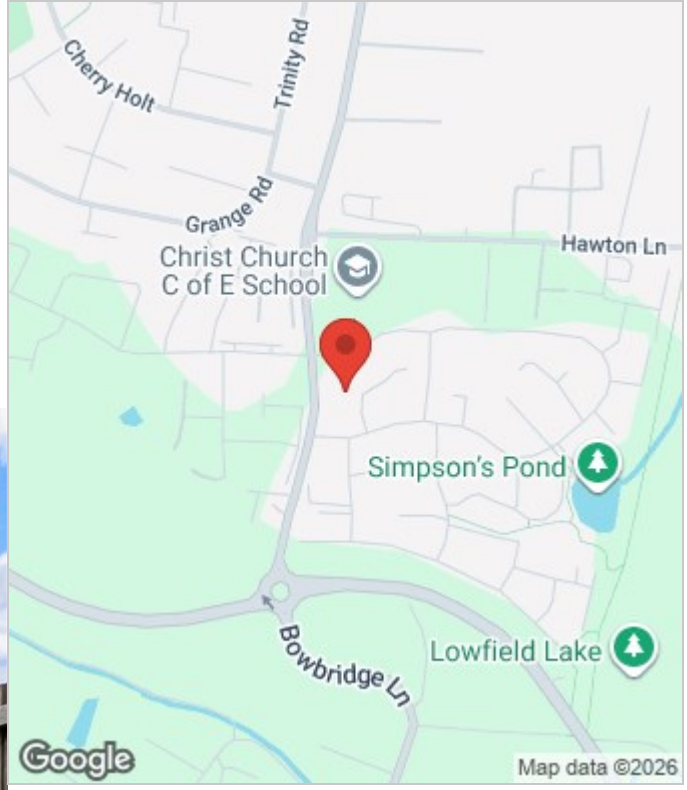
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

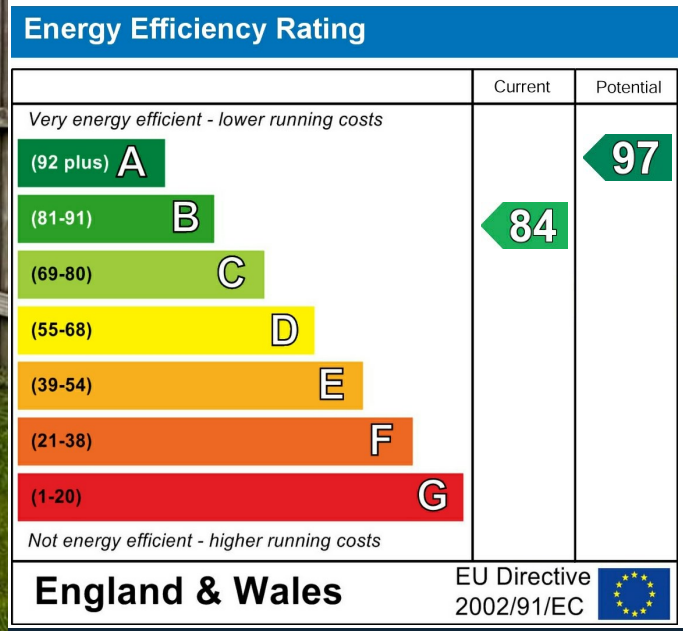
Money Laundering Regulations:

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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