Grange Road, Newark

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OLIVER REILLY

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Guide Price £220,000 - £230,000

- POPULAR 'FOSTERS' DESIGNED SEMI-DETACHED HOME
- POPULAR & CONVENIENT CENTRAL LOCATION
- GROUND FLOOR W.C & STYLISH FIRST FLOOR BATHROOM
- INTEGRAL GARAGE, DETACHED GARAGE & DETACHED BRICK OUTBUILDING
- GREAT SCOPE TO EXTEND, IMPROVE & TAKE TO THE NEXT LEVEL- Subject To Approvals
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN DINING KITCHEN & DUAL-ASPECT LIVING ROOM
- MAGNIFICENT 0.28 OF AN ACRE PLOT FILLED WITH POTENTIAL
- MODERN uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £220,000 - £230,000. DON'T LET AN OPPORTUNITY LIKE THIS PASS YOU BY!

Positioned in a highly regarded and convenient residential location on the outskirts of Newark and Balderton, this popular Foster's-designed home offers an exceptional opportunity for those looking to create their dream family home.

The property stands proudly within an IPRESSIVE 0.28-ACRE PRIVATE PLOT! Offering an abundance of outdoor space and enormous potential for future development.

Inside, the neutral and well-maintained accommodation provides a fantastic foundation for buyers to add their own personality and make the home truly their own. The ground floor comprises: Entrance hall, a generous dual-aspect living room, modern dining kitchen, rear hall, ground floor W.C and useful walk-in store.

Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS together with a STYLISH CONTEMPORARY BATHROOM!

Externally, the property is approached via a multi-vehicle driveway, providing ample parking and access to an INTEGRAL SINGLE GARAGE! Offering exciting potential for conversion into additional living accommodation, subject to the necessary approvals.

The rear garden is undoubtedly one of the property's standout features. Exceptionally private, spacious and full of potential, it also benefits from a detached garage and brick-built outbuilding. There is considerable scope for a substantial rear extension, subject to the relevant permissions, making this an exciting opportunity for buyers seeking to significantly enhance and enlarge the existing home.

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

Properties offering this combination of plot size, privacy, parking and STAND-OUT POTENTIAL are rarely available and early viewing is strongly recommended to fully appreciate everything this exciting home has to offer!

ENTRANCE HALL:	11'1 x 5'9 (3.38m x 1.75m)
GENEROUS DUAL-ASPECT LIVING ROOM:	18'4 x 11'1 (5.59m x 3.38m)
MODERN DINING KITCHEN:	12'2 x 11'1 (3.71m x 3.38m)
INNER HALLWAY:	6'6 x 4'4 (1.98m x 1.32m)
GROUND FLOOR W.C:	4'6 x 2'8 (1.37m x 0.81m)
FIRST FLOOR LANDING:	6'5 x 3'1 (1.96m x 0.94m)
MASTER BEDROOM:	11'10 x 11'8 (3.61m x 3.56m)
BEDROOM TWO:	11'1 x 8'7 (3.38m x 2.62m)
BEDROOM THREE:	11'1 x 6'4 (3.38m x 1.93m)
STYLISH CONTEMPORARY BATHROOM:	9'4 x 7'7 (2.84m x 2.31m)

Max measurements provided.

INTEGRAL SINGLE GARAGE: 15'3 x 9'5 (4.65m x 2.87m)

Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to both the gas/ electricity meters, the electrical RCD consumer unit, two outside taps and plumbing for a washing machine. Boastin great scope to be utilised into further living accommodation. Subject to relevant approvals.

DETACHED SINGLE GARAGE: 18'1 x 9'1 (5.51m x 2.77m)

Accessed via wooden double doors. Equipped with power and lighting. Obscure windows to the rear elevation.

DETACHED BRICK OUTBUILDING:

10'3 x 8'2 (3.12m x 2.49m)

Of brick built construction, accessed via a wooden personal door. Providing power and great scope to be utilised for multi-purpose use.

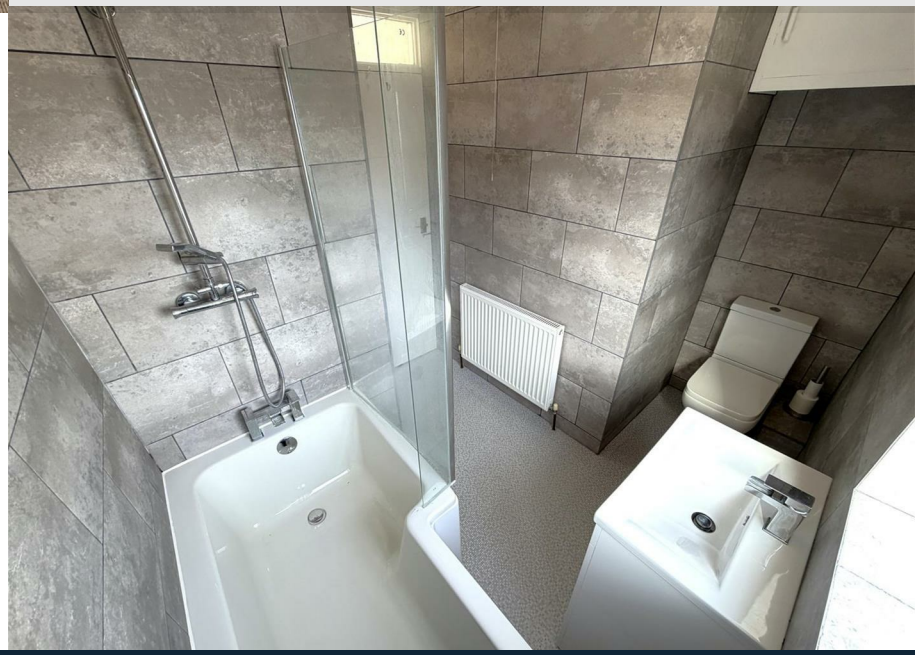
EXTERNALLY:

This unique semi-detached residence occupies a highly regarded and convenient location, enjoying an impressive 0.28-acre plot with excellent off-road parking and a substantial, private rear garden.

The property is approached via a dropped kerb providing access to a generous multi-vehicle tarmac driveway, offering ample side-by-side parking, leading directly to the integral single garage. The well-tended front garden is predominantly laid to lawn and complemented by a variety of mature plants and shrubs. A low-level wall defines the front and side boundaries, while a paved pathway leads to the welcoming entrance porch.

To the left side of the property, a paved driveway with wooden double gates provide access through to the rear garden and continues to an additional detached single garage, offering further valuable parking and storage. The substantial and highly private rear garden is predominantly laid to lawn and features a raised decked seating terrace, also accessed via the uPVC double glazed French doors in the dining kitchen, with a large external security light.

There is a mature silver birch tree and a large paved pathway extending towards the bottom of the garden, where there is a gravelled hardstanding area, a range of useful garden sheds and further access to a detached brick-built outbuilding. The far end of the garden is significantly established, featuring a variety of mature bushes and trees, while enjoying an unspoilt open outlook beyond. Fenced side boundaries and a tree-lined rear boundary further enhance the exceptional sense of privacy and seclusion.



Approximate Size: 990 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. Excluding the obscure wooden window in the ground floor W.C.

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' (62)

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, 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:

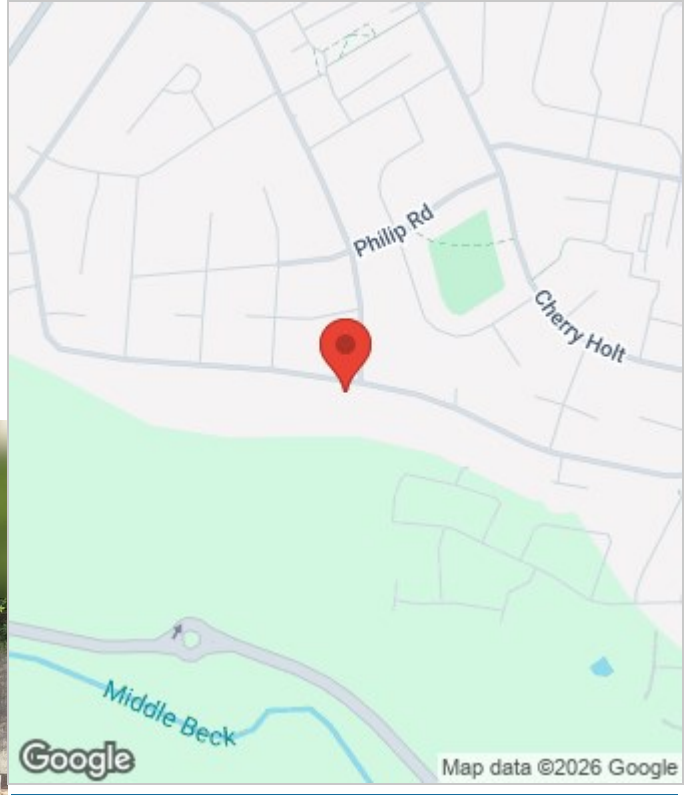
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

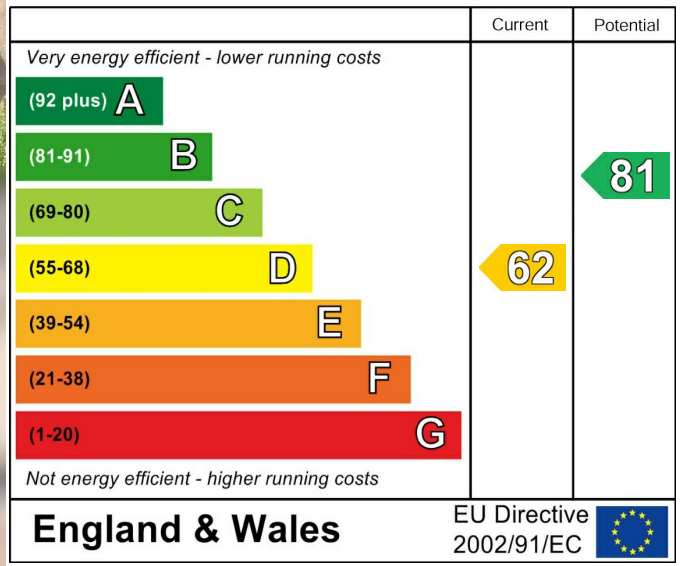
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.



Energy Efficiency Rating



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