



Clifton Crescent, Newark

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OLIVER REILLY



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- SUBSTANTIAL SEMI-DETACHED HOME
 - CLOSE TO TOWN CENTRE & MAIN ROADS
 - ATTRACTIVE MODERN KITCHEN
 - FABULOUS CONTEMPORARY SHOWER ROOM
 - LARGE 24FT DETACHED GARAGE & OFF-STREET PARKING
- THREE BEDROOMS- WITH FITTED WARDROBES
 - THREE SPACIOUS RECEPTION ROOMS
 - GROUND FLOOR W.C & UTILITY ROOM
 - GENEROUS PLOT- LARGE FRONT & REAR GARDENS
 - ADAPTABLE LAYOUT! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £210,000 - £220,000. TOO GOOD TO SCROLL PAST!

You'll feel at home in seconds as you step inside this BEAUTIFULLY MODERNISED THREE-BEDROOM SEMI-DETACHED HOME! Tucked away in a peaceful yet wonderfully convenient residential location, this hidden gem enjoys excellent access to the town centre and major road links, including the A1/ A46. QUIETLY POSITIONED, YET PERFECTLY CONNECTED!

Offering STYLISH, CONTEMPORARY LIVING THROUGHOUT, this impressive home has been thoughtfully enhanced to create a wonderful sense of space, comfort & versatility. The reception rooms flow effortlessly into one another, providing a fabulous setting for everyday family life and entertaining alike.

The substantial & extended accommodation comprises: Entrance hall, stylish ground floor W.C, a cleverly connecting inner hallway, SUPERB MODERN KITCHEN complemented by attractive oak flooring, separate utility room, generous dining room and a spacious sitting room, flowing seamlessly into a lovely lounge with feature bay window and French doors opening out to the garden.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, all benefiting from fitted wardrobes, alongside a SUPERB CONTEMPORARY SHOWER ROOM, finished with a sleek and stylish touch.

Externally, the impressive sense of space continues! BOASTING TWO GENEROUS GARDENS, offering fantastic outdoor versatility. The family-friendly rear garden features extensive paved seating and entertaining areas, complemented by plenty of space for children to play, or relaxing outdoors.

Double gates provide access to valuable off-street parking, while the HUGE DETACHED GARAGE offers tremendous multi-purpose potential. Complete with power & lighting, it's an ideal space for secure parking, hobbies, or a workshop.

A HOME THAT TRULY HAS IT ALL! Combining contemporary style, flexible living & excellent outdoor space, in a highly convenient location, that promises a lifestyle that's as practical as it is appealing!

Guide Price £210,000 - £220,000



ENTRANCE HALL: Max measurements provided.	9'7 x 9'4 (2.92m x 2.84m)
GROUND FLOOR W.C:	5'9 x 2'9 (1.75m x 0.84m)
INNER HALLWAY:	8'1 x 4'5 (2.46m x 1.35m)
CONTEMPORARY FITTED KITCHEN:	11'5 x 8'2 (3.48m x 2.49m)
UTILITY ROOM: Max measurements provided.	9'10 x 5'5 (3.00m x 1.65m)
SPACIOUS DINING ROOM:	13'2 x 9'10 (4.01m x 3.00m)
SITTING ROOM:	10'9 x 10'7 (3.28m x 3.23m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	11'6 x 10'7 (3.51m x 3.23m)
FIRST FLOOR LANDING:	7'9 x 2'7 (2.36m x 0.79m)
MASTER BEDROOM WITH FITTED WARDROBES:	11'10 x 9'4 (3.61m x 2.84m)
BEDROOM TWO WITH FITTED WARDROBES: Max measurements provided.	11'0 x 10'8 (3.35m x 3.25m)
BEDROOM THREE:	8'2 x 6'9 (2.49m x 2.06m)
FABULOUS MODERN SHOWER ROOM: Max measurements provided.	7'4 x 4'10 (2.24m x 1.47m)
LARGE OVER-SIZED DETACHED GARAGE: Of breezeblock construction, with a flat roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window to the left side and rear elevations. A uPVC double glazed left sided personal door gives access out to the garden.	24'6 x 13'1 (7.47m x 3.99m)





Approximate Size: 1,015 Square Ft.

Measurements are approximate and for guidance only.

EXTERNALLY:

This substantial and extended semi-detached residence occupies a discreet yet convenient residential position on the outskirts of Newark Town Centre, enjoying well-established gardens, versatile outdoor spaces and the added benefit of vehicular access to the rear.

The property benefits from pedestrian access via Clifton Crescent, where a low-level wrought iron personal gate opens into an attractive, partially paved front garden. Leading to the front entrance door, complemented by an external up/down light. The front garden is predominantly laid to lawn and showcases a wonderful array of mature shrubs, established trees and partially planted borders. The garden enjoys an appealing triangular design, with fenced side boundaries.

The wonderfully well-appointed rear garden offers an excellent combination of practicality, privacy and outdoor entertaining space. Vehicular access is provided via Middleton Road, where a dropped kerb leads to a double-gated driveway, offering convenient off-street parking. On street parking is also available behind the gates entrance.

The garden is predominantly laid to lawn and extensively paved, incorporating a variety of secluded seating areas, ideal for enjoying the outdoor surroundings. Complementary raised beds and thoughtfully planted borders enhance the overall appeal, creating an attractive and established garden setting. Further benefits include an outside water tap, a variety of external downlights, additional wall-mounted lighting and security lighting.

There is access into a generously proportioned OVER-SIZED DETACHED GARAGE. Offering excellent potential for a variety of uses, subject to any necessary consents. The garden is enclosed by a fenced right-hand boundary and high-level brick walling to the rear and left-hand side, providing a good degree of privacy. A rear timber pedestrian gate offers convenient access round onto Middleton Road.

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.

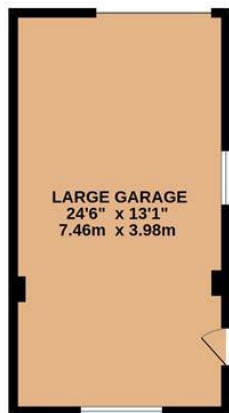
Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D'

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.



GROUND FLOOR



1ST FLOOR



OLIVER REILLY

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:

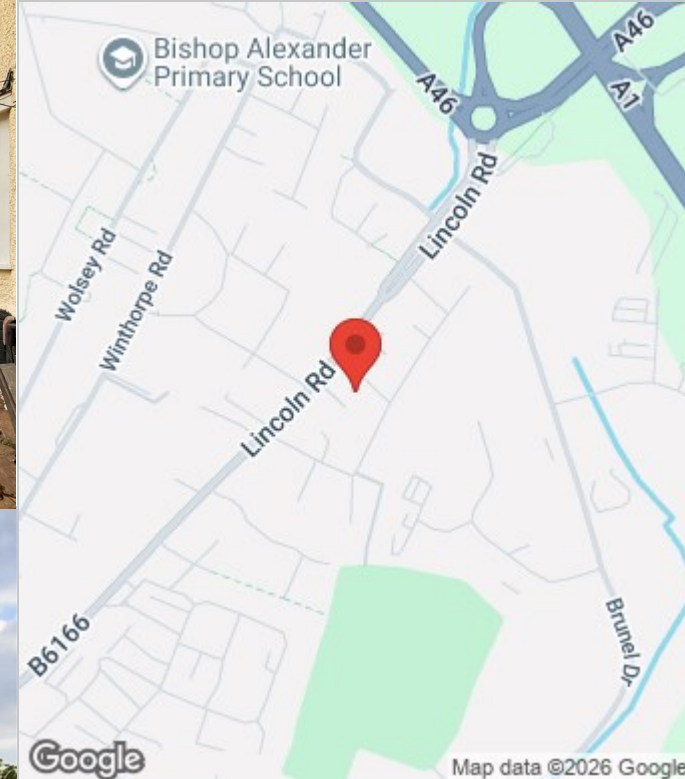
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | E. sales@oliver-reilly.co.uk
<https://www.oliver-reilly.co.uk>

