
Edgehill Drive, Newark
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OLIVER REILLY



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Guide Price £260,000 - £270,000

- LOVELY DETACHED FAMILY HOME
- DESIRABLE & CONVENIENT CUL-DE-SAC
- IMPRESSIVE OPEN-PLAN LIVING/DINING KITCHEN
- MULTI-VEHICLE DRIVEWAY
- uPVC DOUBLE GLAZING & BOILER WITH EXTENDED WARRANTY!
- THREE WELL-PROPORTIONED BEDROOMS
- THREE ADAPTABLE RECEPTION ROOMS
- GROUND FLOOR W.C & MODERN FIRST FLOOR BATHROOM
- GENEROUS & PRIVATE ENCLOSED GARDEN
- CLOSE TO THE TOWN CENTRE & MAIN ROADS! Tenure: Freehold. EPC 'D'



Guide Price: £260,000 - £270,000. EDGEHILL DRIVE – AN ADDRESS WITH AN EDGE!

Presenting an ATTRACTIVE, MODERN & DECEPTIVELY SPACIOUS DETACHED FAMILY HOME, pleasantly positioned within a highly regarded cul-de-sac, on the edge of the Town Centre. This wonderfully convenient location combines peaceful residential living with excellent connectivity to major road links, local amenities & a regular bus service, providing a practical route for school journeys/everyday commuting.

This impressive home is a perfect example of FLEXIBLE, FAMILY-FRIENDLY LIVING, boasting a thoughtfully proportioned layout. The ground floor welcomes you into an entrance hall, leading to a ground floor W.C. A GENEROUS BAY-FRONTED LOUNGE with open access through to a separate dining room, and a SUPERB 17FT LIVING/DINING KITCHEN. A wonderful setting for everyday family life/entertaining. Adding even greater versatility is a SPACIOUS MULTI-FUNCTIONAL FAMILY ROOM, currently utilised as a dedicated home office, complemented by a useful utility store.

The first floor presents THREE WELL-PROPORTIONED BEDROOMS & a FABULOUS CONTEMPORARY FAMILY BATHROOM.

The master bedroom enjoys the added luxury of a WALK-IN DRESSING ROOM, formerly arranged as an en-suite, with existing plumbing in situ offering the exciting potential for reinstatement.

STEP OUTSIDE & DISCOVER EVEN MORE TO LOVE... The sought-after location speaks for itself, with delightful walking routes, attractive green spaces and excellent everyday conveniences all within easy reach.

To the front, a GENEROUS MULTI-VEHICLE DRIVEWAY provides the practical advantage of side-by-side off-road parking.

The rear garden is a WONDERFULLY PRIVATE & BEAUTIFULLY PROPORTIONED OUTDOOR RETREAT. Featuring an extensive paved seating/entertaining area, perfectly positioned to enjoy the attractive backdrop of established greenery, ensuring a pleasing sense of privacy throughout the seasons.

SET TO IMPRESS! with the PERFECT BLEND OF PRACTICALITY & EASY LIVING!





ENTRANCE HALL: 8'4 x 6'3 (2.54m x 1.91m)
Max measurements provided.

GROUND FLOOR W.C: 5'5 x 2'9 (1.65m x 0.84m)

BAY-FRONTED LIVING ROOM: 16'9 x 12'4 (5.11m x 3.76m)
Max measurements provided.

SEPARATE DINING ROOM: 11'4 x 8'1 (3.45m x 2.46m)

SPACIOUS LIVING/DINING KITCHEN: 16'11 x 11'3 (5.16m x 3.43m)

MULTI-PURPOSE FAMILY ROOM/ STUDY: 17'1 x 8'3 (5.21m x 2.51m)
A generously proportioned and versatile reception room, currently utilised as a hobbies room and home office., with networking/ internet connectivity installed for a functional home office space. Further benefits include a spacious built-in utility cupboard, complete with provision for a washing machine/ tumble dryer, a fitted work surface and access to the 'VAILLANT' gas-fired combination boiler.

FIRST FLOOR LANDING: 10'9 x 6'2 (3.28m x 1.88m)
With loft hatch access point. Providing a pull-down ladder. partial boarding for storage and lighting.

MASTER BEDROOM: 12'1 x 8'4 (3.68m x 2.54m)

DRESSING ROOM/ POTENTIAL EN-SUITE: 6'8 x 4'7 (2.03m x 1.40m)
Formerly utilised as an en-suite, this versatile space benefits from carpeted flooring, a ceiling light fitting, a working extractor fan and a uPVC double-glazed window to the left side elevation. Plumbing connections remain in situ, providing the option to reinstate the en-suite facilities if required. Max measurements.

BEDROOM TWO WITH FITTED WARDROBE: 9'5 x 8'10 (2.87m x 2.69m)



BEDROOM THREE: 8'6 x 6'9 (2.59m x 2.06m)

FAMILY BATHROOM: 7'7 x 6'2 (2.31m x 1.88m)

EXTERNALLY:

This attractive detached home enjoys a delightful position within a popular residential cul-de-sac, conveniently situated for access to the town centre and onto the A1/ A46 corridors.

To the front, a dropped kerb provides vehicular access onto a part-tarmac, part-gravelled driveway, offering side-by-side off-road parking for two vehicles. The well-maintained front garden is predominantly laid to lawn, complemented by a selection of established shrubs and a small tree, with potential to create additional off-road parking for a further vehicle, if required.

A small paved pathway leads to the front entrance door, whilst the partially gravelled side aspect incorporates a further paved pathway leading to a timber pedestrian gate, providing access to the beautifully maintained and particularly private rear garden. Predominantly laid to lawn, complemented by a variety of established plants, shrubs and bushes, together with raised vegetable beds and an extensive paved patio area, ideal for outdoor dining and entertaining. A pathway extends towards the rear boundary, where space is provided for a garden shed.

Further benefits include an outside water tap, a double external power socket and fully fenced side/rear boundaries. A mature, tree-lined outlook beyond the rear boundary provides an attractive backdrop and enhances the garden's excellent degree of privacy throughout the year. Remaining well-maintained by the local council once a year.

Approximate Size: 1,095 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 'VAILLANT' combination boiler- Installed in 2021, which remains under EXTENDED (10 year) WARRANTY 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 'C'
The current annual council tax charge for the property is approximately £2,425.49 for 2026.



EPC: Energy Performance Rating: 'D' (68)

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 cul-de-sac 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.

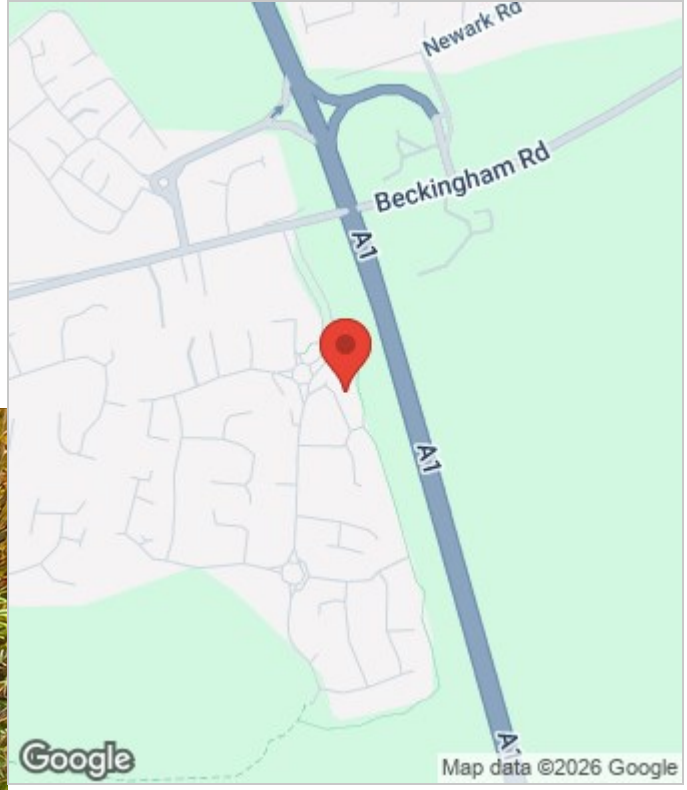


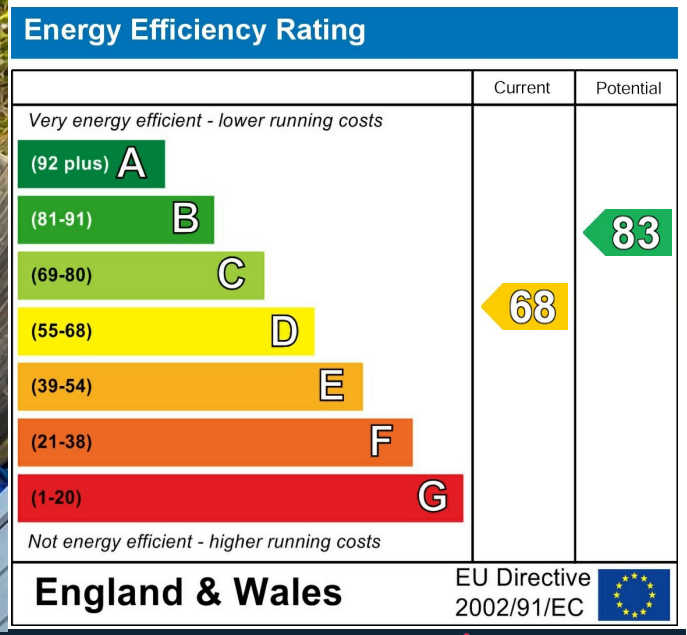
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







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