Village Way, Farndon, Newark

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OLIVER REILLY

Village Way, Farndon, Newark

Guide Price £460,000 - £485,000

- SUPERB & BESPOKE DETACHED FAMILY HOME
- PRIVATE CUL-DE-SAC POSTION ON A 0.23 ACRE PLOT!
- SPACIOUS OPEN-PLAN LIVING/DINING KITCHEN
- STYLISH FOUR-PIECE BATHROOM & EN-SUITE SHOWER ROOM
- THREE ADDITIONAL SINGLE GARAGES
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- GROUND FLOOR W.C & UTILITY ROOM
- INTERGAL GARAGE & EXTENSIVE DRIVEWAY WITH ELECTRIC GATES
- IMPECCABLE PRESENTATION & HIGHLY UNIQUE! Tenure: Freehold. EPC: 'C'

Guide Price: £460,000 - £485,000. BIG, BOLD & BESPOKE!

This impressive individually designed detached residence sets an exceptionally high standard, combining generous proportions, quality finishes & a superb degree of privacy. From the moment you arrive through the electric gated entrance, the attention to detail & quality of construction are immediately apparent!

Occupying a secluded position at the head of a peaceful village cul-de-sac, the property enjoys the best of both worlds! A private setting while remaining conveniently close to local amenities, delightful countryside walks & excellent transport links via the A46/ A1.

Extending to over 2,200 sq ft, the accommodation has been thoughtfully designed with modern family living in mind. Welcomed by an inviting reception hall with a cloakroom/W.C. A spacious DUAL-ASPECT lounge is centred around a MULTI-FUEL BURNER, with double doors through to a separate dual-aspect dining room.

At the heart of the home is a SUPERBLY SOCIABLE 19FT OPEN-PLAN LIVING/ DINING KITCHEN. A separate utility room provides further practicality, while open access leads to a delightful sitting room with access onto a substantial Indian sandstone seating area, creating a wonderful connection between the inside & outside.

The spacious first-floor landing leads to FOUR GENEROUS DOUBLE BEDROOMS. The master bedroom features EXTENSIVE FITTED WARDROBES & a BEAUTIFUL EN-SUITE SHOWER ROOM. The remaining bedrooms are served by an equally elegant FOUR-PIECE FAMILY BATHROOM.

Outside, the property is set within a captivating 0.23 acre plot. A generous driveway provides ample off-road parking & access to the integral garage, with THREE SINGLE GARAGES located in the garden.

Further benefits include uPVC double glazing, gas central heating via a Hive system, an alarm system & complementary oak internal doors throughout.

Showcasing SPACE, STYLE & EXCEPTIONAL FAMILY LIVING! This is a home that deserves your immediate attention & full appreciation!

RECEPTION HALL: 13'2 x 11'3 (4.01m x 3.43m)
Max measurements provided.

GROUND FLOOR W.C: 5'1 x 3'5 (1.55m x 1.04m)

DUAL-ASPECT LOUNGE: 19'5 x 12'10 (5.92m x 3.91m)

DUAL-ASPECT DINING ROOM: 12'10 x 10'9 (3.91m x 3.28m)

OPEN-PLAN LIVING/ DINING KITCHEN: 19'4 x 12'10 (5.89m x 3.91m)

SITTING ROOM: 11'1 x 9'1 (3.38m x 2.77m)

UTILITY ROOM: 12'9 x 5'6 (3.89m x 1.68m)

FIRST FLOOR LANDING: 12'1 x 9'1 (3.68m x 2.77m)
With loft hatch access point. Providing a pull-down ladder, lighting and partial boarding for storage.

MASTER BEDROOM: 19'9 x 12'10 (6.02m x 3.91m)
Max measurements provided.

STYLISH EN-SUITE SHOWER ROOM: 9'6 x 7'4 (2.90m x 2.24m)
Max measurements provided.

BEDROOM TWO: 15'9 x 12'10 (4.80m x 3.91m)
Max measurements provided.

BEDROOM THREE: 12'10 x 10'2 (3.91m x 3.10m)

BEDROOM FOUR: 12'1 x 10'6 (3.68m x 3.20m)
Max measurements provided.

FOUR-PIECE FAMILY BATHROOM: 11'9 x 7'4 (3.58m x 2.24m)

INTERGAL GARAGE:

17'7 x 13'1 (5.36m x 3.99m)

Accessed via an electric roller garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit, 'BAXI' boiler, hot and cold water taps. A rear personal door opens into the utility room. Boasting great scopwe to be utilised as further living accommodation. Subject to relevant approvals.

THREE ADDITIONAL SINGLE GARAGES:

Three singles garages are located in the grounds of the garden. Providing useful external storage and scope to be utilised for a variety of individual purposes. A fourth garage is accessed via a secure wooden gate on Village Way. AVAILABLE VIA SEPARATE NEGOTIATION.

EXTERNALLY:

This fabulous, bespoke & individually designed detached residence occupies a peaceful position within a quiet residential cul-de-sac, in the heart of an ever-popular, well-served and well-connected village.

The property is approached via a dropped kerb providing vehicular access onto a wrought-iron, electrically operated sliding gate, which opens onto a generous gravelled driveway providing ample off-road parking for several vehicles and access to the integral single garage. A small paved pathway leads to an attractive oak entrance door, complemented by two external wall lights. There is also a separate wrought-iron pedestrian access gate, with mature hedging forming the front boundary and fencing to the side boundaries.

To the right-hand side of the property, an Indian sandstone pathway with decorative gravelled borders provides access to the concealed gas/ electricity meters and continues through to the wonderfully appointed rear garden. Featuring two substantial Indian sandstone seating/entertaining areas, which wrap attractively around the rear of the property and provide an excellent setting for outdoor entertaining and relaxation. These areas are further enhanced by a range of external lighting, an outside tap and an external power socket.

Beyond the paved areas, the garden is predominantly laid to lawn and offers a fantastic amount of space for a growing family, while providing excellent scope for a purchaser to landscape and personalise to their own tastes. The approximate 0.23 acre plot enjoys an excellent degree of privacy, with fully enclosed boundaries to the front, sides and rear. In addition, there is access to three separate single garages, providing extensive external storage together with superb potential for a variety of uses, subject to any necessary consents.

Approximate Size: 2,245 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

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.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

Tenure: Freehold.
sold with vacant possession on completion.

EPC: Energy Performance Rating: 'C' (78)

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:

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks.

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.

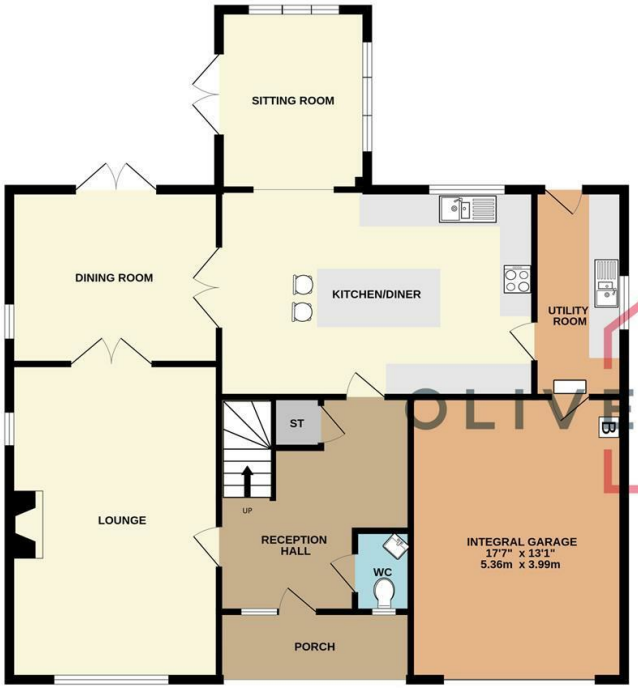
Money Laundering Regulations:

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.

GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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