Cardington Way, Middlebeck, Newark

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OLIVER REILLY

Cardington Way, Middlebeck, Newark

Guide Price £230,000 - £240,000

- SUPERB SEMI-DETACHED HOME
- DESIRABLE & CONVENIENT RESIDENTIAL LOCATION
- GROUND FLOOR W.C & UTILITY STORE
- LOVELY LIVING AREA WITH BI-FOLD DOORS
- MULTI-VEHICLE DRIVEWAY & LOW-MAINTENANCE GARDEN
- THREE BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- IMPRESSIVE KITCHEN WITH INTEGRATED APPLIANCES
- FIRST FLOOR BATHROOM & EN-SUITE
- CLOSE TO AMENITIES & MAIN ROADS! Tenure: Freehold. EPC 'tbc'

Guide Price: £230,000–£240,000. MARVELLOUS & MODERN! OFFERING STYLE, SPACE & SOUGHT-AFTER CONVENIENCE!

This attractive & impressive three-bedroom semi-detached home offers contemporary living in a peaceful yet convenient residential location, with excellent access to local amenities, major road links and Newark Town Centre.

Finished to a high standard throughout, this modern residence combines stylish interiors with practical family living, making it an ideal choice for first-time buyers, growing families or anyone looking for a home that's ready to move into!

The ground floor welcomes you with an entrance hallway and a large yet convenient W.C, leading through to the heart of the home... A STUNNING OPEN-PLAN LIVING/DINING KITCHEN area.

The sleek, contemporary kitchen features an extensive range of integrated appliances, generous storage and a separate utility cupboard. The spacious dining and living areas provide the perfect setting for everyday life. Beautiful BI-FOLD DOORS open directly onto an external paved seating area, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers three generously proportioned bedrooms and a stylish family bathroom. The master bedroom benefits from FITTED SLIDING WARDROBES & A STYLISH EN-SUITE SHOWER ROOM.

Outside, the property continues to impress. To the front, a substantial tarmac driveway provides off-road parking for multiple vehicles. To the rear, a generous, enclosed, low-maintenance garden offers a wonderful space for relaxing and boasts a HIGH-DEGREE OF PRIVACY!

Additional features include uPVC double glazing, gas central heating via a combination boiler and 'HIVE' system. There is also provision for an EV charger!

This wonderful home is ready for its next owners to move in and enjoy from the outset!

ENTRANCE HALL:	6'6 x 4'4 (1.98m x 1.32m)
LARGE GROUND FLOOR W.C:	5'7 x 5'1 (1.70m x 1.55m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	18'3 x 13'2 (5.56m x 4.01m)
UTILITY STORE:	5'6 x 3'4 (1.68m x 1.02m)
LIVING AREA:	16'9 x 9'3 (5.11m x 2.82m)
FIRST FLOOR LANDING:	11'2 x 3'8 (3.40m x 1.12m)
MASTER BEDROOM: Max measurements provided, with FITTED WARDROBES.	12'10 x 9'3 (3.91m x 2.82m)
STYLISH EN-SUITE SHOWER ROOM:	7'4 x 3'9 (2.24m x 1.14m)
BEDROOM TWO: Max measurements provided.	12'1 x 9'3 (3.68m x 2.82m)
BEDROOM THREE:	9'3 x 7'4 (2.82m x 2.24m)
SUPERB FAMILY BATHROOM:	7'2 x 6'5 (2.18m x 1.96m)

EXTERNALLY:

This eye-catching and contemporary semi-detached home enjoys a desirable residential position, conveniently located for access to a range of local amenities and main road links.

The front aspect benefits from a dropped kerb providing vehicular access onto a tarmac driveway, allowing side-by-side off-street parking for multiple vehicles. A shared front garden is predominantly laid to lawn, complemented by partially established shrubbery and a paved pathway leading to the front entrance door, with an external up/ down light. The pathway continues along the left side of the property, featuring decorative gravelled borders, concealed gas/electricity meters, and provision for an EV CHARGER. The pathway continues to a timber pedestrian gate providing access into the delightfully appointed, fully enclosed and low-maintenance rear garden.

This attractive outdoor space is predominantly laid to artificial lawn, complemented by partially planted borders and a mature tree, creating a pleasant setting for relaxation and outdoor enjoyment. There is raised concrete hardstanding with provision for a garden shed, while an extensive paved seating area, enhanced by decorative gravelled borders, offers the perfect space for entertaining. Connecting effortlessly with the impressive open-plan living area through bi-fold doors, creating a wonderful seamless transition between indoor and outdoor living.

Further benefits include an external water tap, with a combination of brick walling and fencing forming the left-side boundary, while the right-side and rear boundaries are fully enclosed by timber fencing.

Approximate Size: 920 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 'HIVE' system. There is 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.

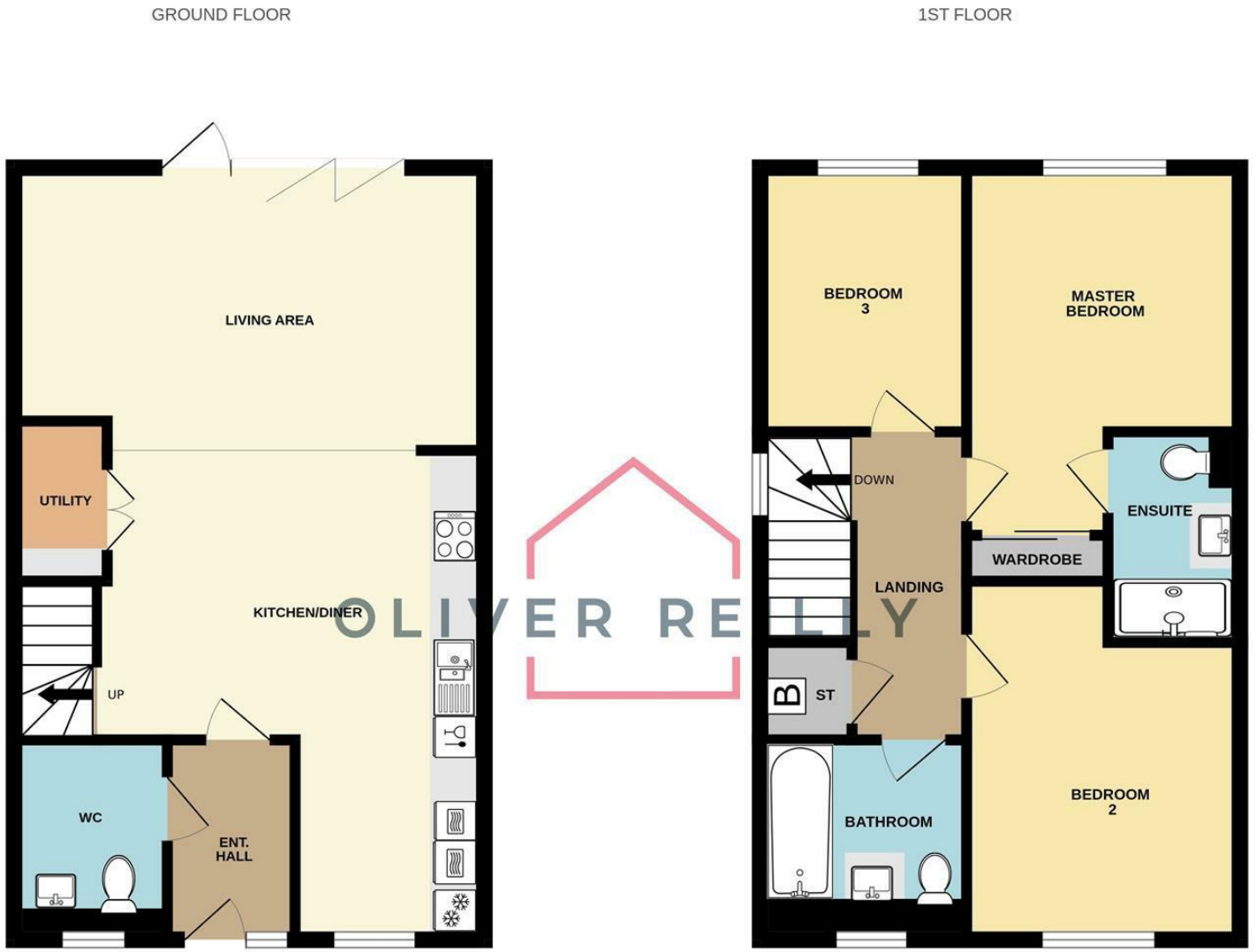
Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'

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:

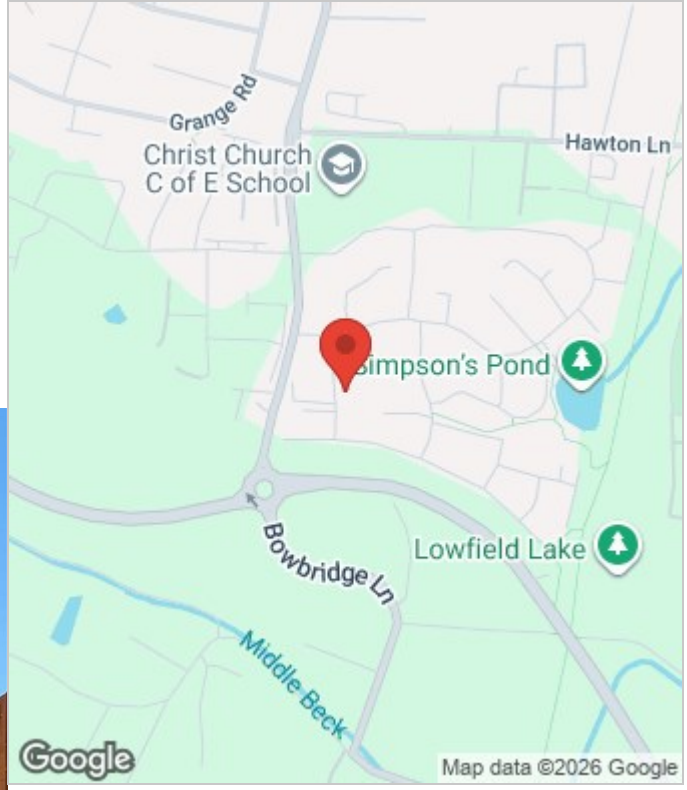
This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.



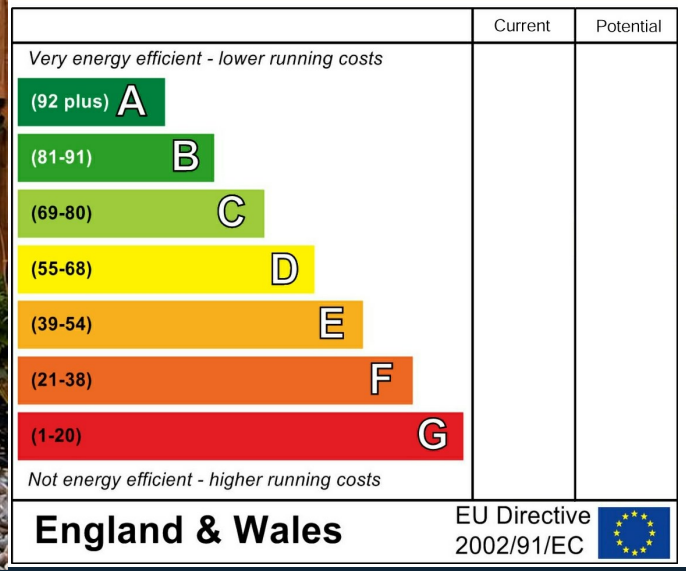
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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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