

Furrow Close, Middlebeck, Newark

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OLIVER REILLY



Furrow Close, Middlebeck, Newark

Guide Price £240,000 - £250,000

- MARVELLOUS DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- GENEROUS DUAL-ASPECT LIVING ROOM
- WELL-APPOINTED REAR GARDEN
- CLOSE TO TOWN CENTRE, MAIN ROADS & AMENITIES
- THREE BEDROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- STYLISH DINING KITCHEN WITH INTEGRATED APPLIANCES
- MULTI-VEHICLE DRIVEWAY TO THE REAR
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000 - £250,000. READY FOR YOU TO MOVE ON IN!

Offering the perfect blend of SPACE, STYLE & PRACTICALITY, this beautifully presented THREE-BEDROOM DETACHED HOME is certain to impress! Occupying a delightful corner plot position within a peaceful yet convenient cul-de-sac, enjoying easy access to the town centre, an excellent range of amenities & transport links.

MODERN LIVING AT ITS FINEST! If you're searching for MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT, then LOOK NO FURTHER! This impressive contemporary home offers a wonderful combination of stylish interiors & a thoughtfully designed layout, making it the perfect choice for anyone seeking a home that's READY TO MOVE STRAIGHT INTO!

The inviting internal accommodation begins with a welcoming entrance hallway and a convenient ground floor W.C. A GENEROUS LIVING ROOM is enhanced by an attractive feature bay window that fills the room with natural light.

THE HEART OF THE HOME is undoubtedly the magnificent DUAL-ASPECT DINING KITCHEN! Beautifully designed with both everyday living and entertaining in mind, this superb space boasts a comprehensive range of integrated appliances and ample room for dining. French doors open directly onto the rear garden, effortlessly connecting indoor and outdoor living.

Upstairs, a spacious first-floor landing leads to THREE BEDROOMS and a STYLISH FAMILY BATHROOM. The impressive master bedroom benefits from its very own EN-SUITE SHOWER ROOM, adding an extra touch of comfort & convenience.

STEP OUTSIDE & BE EQUALLY IMPRESSED! Occupying an enviable CORNER PLOT POSITION, the property benefits from a substantial MULTI-VEHICLE TARMAC DRIVEWAY to the side. The FULLY ENCLOSED REAR GARDEN offers a fantastic family-friendly outdoor space, with plenty of potential to personalise!

Further benefits include uPVC double glazing, gas central heating, an IMPRESSIVE EPC RATING OF B and NO ONWARD CHAIN!

DON'T DELAY! VIEW TODAY! DISCOVER YOUR NEXT CHAPTER!


Multi-Vehicle Driveway

ENTRANCE HALL:	15'3 x 6'4 (4.65m x 1.93m)
GROUND FLOOR W.C:	6'3 x 3'3 (1.91m x 0.99m)
DUAL-ASPECT LIVING ROOM:	15'9 x 11'7 (4.80m x 3.53m)
Max measurements provided into bay-window.	
STYLISH DINING KITCHEN:	15'8 x 10'2 (4.78m x 3.10m)
FIRST FLOOR LANDING:	12'4 x 6'3 (3.76m x 1.91m)
MASTER BEDCROOM:	10'9 x 9'7 (3.28m x 2.92m)
EN-SUITE SHOWER ROOM:	9'7 x 4'7 (2.92m x 1.40m)
BEDROOM TWO:	10'5 x 7'8 (3.18m x 2.34m)
BEDROOM THREE:	10'5 x 7'8 (3.18m x 2.34m)
FAMILY BATHROOM:	6'3 x 6'2 (1.91m x 1.88m)







EXTERNALLY:

This attractive, contemporary detached home is pleasantly situated within a quiet yet convenient residential cul-de-sac, on the outskirts of the town centre.

The property is approached via a paved pathway leading to the front entrance door, complemented by an external up/ down light and a flat-roof storm canopy above. The well-maintained front garden is partially laid to lawn, with gravelled borders hosting an array of mature shrubs, creating an attractive and welcoming approach.

To the left-hand side of the property is a multi-vehicle tandem tarmac driveway, providing ample off-street parking. A timber pedestrian gate on the driveway opens into a well-appointed, fully enclosed rear garden, predominantly laid to lawn and featuring a paved seating area, conveniently accessed via uPVC double-glazed French doors from the open-plan dining kitchen. There is an outside tap, external power socket and wall-mounted up/ down light.

The garden enjoys a good degree of privacy, with fenced boundaries to the left-hand side and rear, together with a wall forming the right-hand boundary, creating a secure and pleasant outdoor space that allows much for you make your own!

Approximate Size: 840 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 an 'IDEAL' combination boiler 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'

EPC: Energy Performance Rating: 'B' (83)

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, Gannets day Cafe 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.

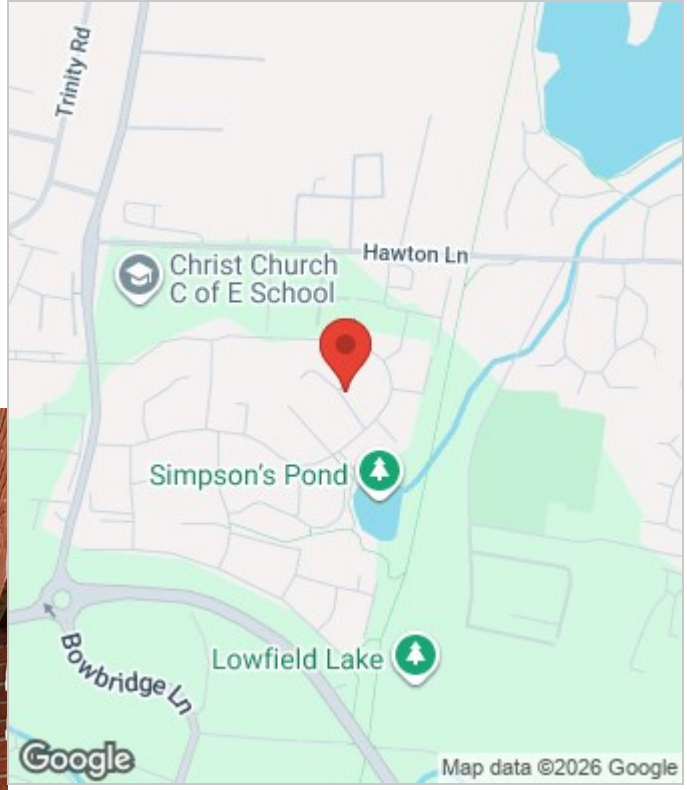


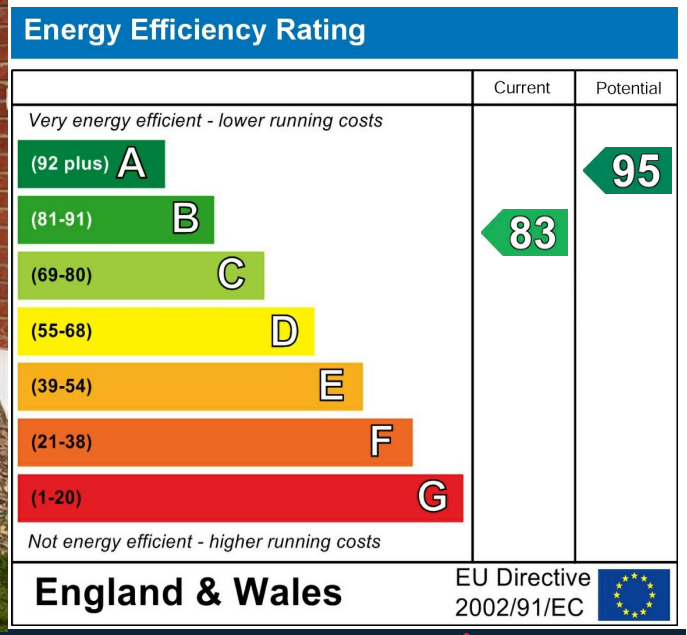
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







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