

Yarnsworth Road, Middlebeck, Newark

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OLIVER REILLY


"NEVER WAS SO MUCH
OWED BY SO MANY
TO SO FEW"

Yarnsworth Road, Middlebeck, Newark

Guide Price £250,000 - £260,000

- STYLISH SEMI-DETACHED HOME
- SECLUDED RESIDENTIAL POSITION
- STYLISH DINING KITCHEN WITH INTEGRATED APPLIANCES
- LOW-MAINTENANCE ENCLOSED REAR GARDEN
- EASE OF ACCESS TO TOWN CENTRE, MAIN ROADS & AMENITIES
- THREE BEDROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS LOUNGE WITH BI-FOLD DOORS
- MULTI-VEHICLE DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B' (84)

Guide Price: ~~£~~£250,000 - £260,000. EFFORTLESS STYLE & MODERN COMFORT!

Occupying an enviable position within a small attractive collection of homes, this beautifully presented three-bedroom semi-detached residence enjoys a delightful setting, tucked away from the roadside in the heart of Middlebeck. Perfectly positioned for convenient access to excellent transport links, local amenities & popular schools, this impressive home offers the ideal combination of comfort, style & practicality!

The thoughtfully designed accommodation is beautifully balanced, creating a bright, welcoming and effortlessly stylish environment, finished to an excellent standard throughout. READY TO MOVE STRAIGHT INTO!

The ground floor welcomes you via an external porch into an inviting entrance hallway, with a generous fitted storage cupboard. At the heart of the home lies a FABULOUS L-SHAPED DINING KITCHEN, beautifully appointed with a comprehensive range of integrated appliances & ample space for dining. A spacious ground floor W.C. adds further convenience, whilst the GENEROUS LOUNGE provides a wonderful space to relax & unwind. Featuring impressive BI-FOLD DOORS, seamlessly connecting the indoor & outdoor spaces, flooding the room with natural light!

The first floor offers THREE WELL-PROPORTIONED BEDROOMS, one of which benefits from fitted wardrobes. The master bedroom enjoys the luxury of a STYLISH EN-SUITE SHOWER ROOM, whilst the remaining bedrooms are served by an equally attractive contemporary family bathroom.

Externally, the property's appealing position is complemented by a MULTI-VEHICLE TARMAC DRIVEWAY, with an EV charging point. To the rear, the FULLY ENCLOSED, LOW-MAINTENANCE GARDEN provides a delightful outdoor retreat, complete with a paved seating area.

Further benefits include uPVC double glazing, gas central heating with HIVE smart controls and an impressive EPC rating of 'B'.

YOUR NEXT CHAPTER STARTS HERE!... SIMPLY UNPACK YOUR BOXES & YOU'RE HOME!







PORCH: 5'2 x 3'5 (1.57m x 1.04m)

ENTRANCE HALL: 5'6 x 4'5 (1.68m x 1.35m)

STYLISH DINING KITCHEN: 16'4 x 13'7 (4.98m x 4.14m)
Max measurements provided.

LARGE GROUND FLOOR W.C: 7'8 x 5'2 (2.34m x 1.57m)

GENEROUS LOUNGE WITH BI-FOLD DOORS: 16'3 x 10'8 (4.95m x 3.25m)

FIRST FLOOR LANDING: 13'3 x 7'1 (4.04m x 2.16m)
With loft hatch access point- Providing a pull-down ladder and lighting.

MASTER BEDROOM WITH FITTED WARDROBES: 11'10 x 9'1 (3.61m x 2.77m)

FABULOUS EN-SUITE SHOWER ROOM: 7'6 x 4'6 (2.29m x 1.37m)

BEDROOM TWO WITH FITTED WARDROBES: 15'7 x 8'10 (4.75m x 2.69m)
Max measurements provided.

BEDROOM THREE: 8'10 x 7'1 (2.69m x 2.16m)

FAMILY BATHROOM: 7'3 x 6'9 (2.21m x 2.06m)



EXTERNALLY:

Pleasantly situated in a quiet residential cul-de-sac, set back from Yarnsworth Road itself, the property is approached via a shared block-paved driveway, with a small number of similar homes. This leads to a private tandem tarmac driveway providing off-road parking for multiple vehicles, together with an EV charging point and access to the concealed gas/ electricity meters.

A paved pathway leads to the attractive entrance porch, complemented by external lighting. The front garden is predominantly laid to lawn, with decorative gravelled borders incorporating a variety of attractive shrubs. A wooden pedestrian gate to the right-hand side of the house provides access to the fully enclosed, low-maintenance rear garden. Triangular in shape, the garden is predominantly laid to lawn and features a complementary paved seating area, conveniently accessed via uPVC double-glazed BI-FOLD DOORS from the spacious lounge.

Additional features include an outside tap, external lighting, paved hardstanding/ provision for a garden shed and fully enclosed side/ rear boundaries.

Approximate Size: 975 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 'HVE' system 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' (84)

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.

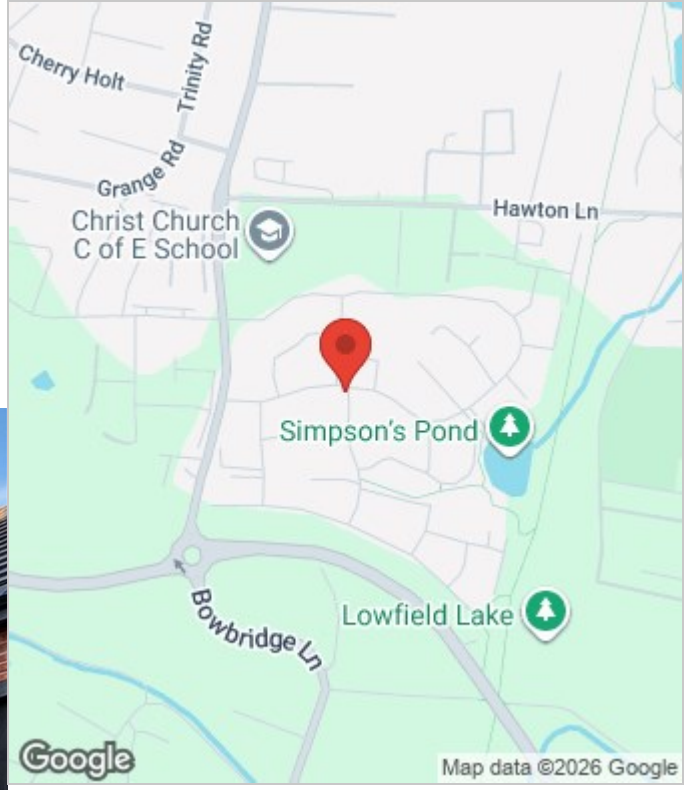


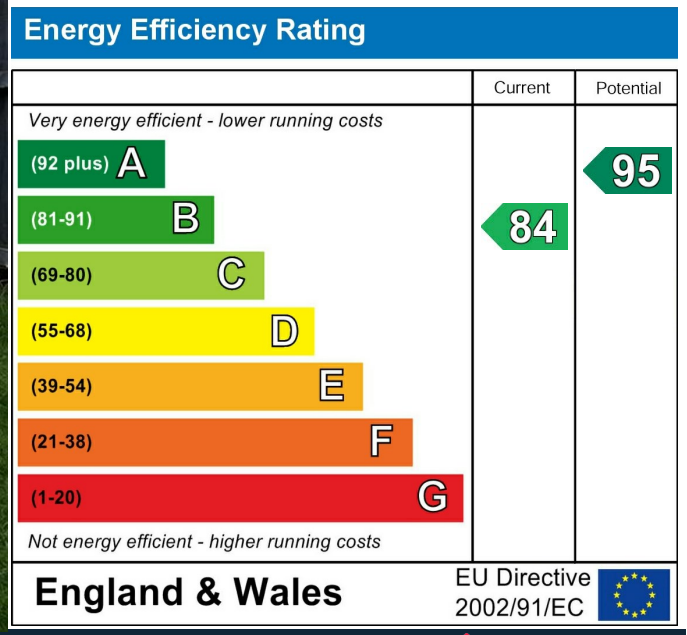
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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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