



**The Hoveringham, Plot 63 The Avenues,  
Lord Hawke Way, Newark, NG24 4FH**

**£234,995**  
Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

**\*\* Spacious 3 Bedroom Home Ready To Move In NOW\*\***

**\*\*All Appliances and Flooring Included \*\***

The Avenues is a stunning collection of contemporary 2, 3 & 4 bedroomed houses, 2 bed apartments and bungalows set within an attractive landscaped environment. Within the development there is a self-contained area of apartments & bungalows especially reserved for the over 60's.

The Avenues is situated in an enviable location with easy access to the historic Newark on Trent town centre amenities. This combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood. A developer who is proud to build homes valued by the communities they are part of and The Avenues is no exception. The quality of an Arkwood home is much more than the exceptional level of specification they offer with the houses constructed to outstanding standard of quality.

### **PLOT 63, THE HOVERINGHAM**

This contemporary new home is an impressive three bedroom, semi detached, corner house with a garage to the rear. The property has modern brick elevations in a stylish modern slim profile. There are UPVC glazed windows, including tall design feature windows. The property benefits from modern insulation and state of the art home comfort, complimented by gas central heating and compact radiators which are smart thermostat controlled. The property is prominently situated at the entrance to the development, fronting Lord Hawke Way and has a west facing rear garden.

### **LOCAL AREA & AMENITIES**

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of historic landmarks and buildings centered around the stunning Newark Castle, beautifully positioned on the banks of the River Trent.

This new community of high-quality luxury homes are

conveniently located on the outskirts yet still within easy walking distance from the vibrant town centre, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' style retailers tucked away in some of the quaint parts of the town. There are a range of coffee shops and cafe's offering plentiful choice for some welcome down time. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from. This ranging from first class gyms and leisure centres to a number of local parks that include children's playgrounds and on-site cafes, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out.

Historic Lincoln is always worth a visit. Just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, just a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fastest journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

### **THE HOVERINGHAM ACCOMMODATION**

### **GROUND FLOOR**

#### **EXTERNAL STORE**

1'6" x 2'9" (0.475 x 0.86)

#### **ENTRANCE HALL**

Entrance hallway, with entrance matting leads through to a stylish kitchen. A winder staircase has a convenient storage area beneath and leads up to the first floor.

#### **WC**

3'5" x 6'4" (1.05 x 1.94)

With WC and wash hand basin and contemporary vinyl flooring.

#### **LIVING DINING ROOM**

18'3" x 18'4" (5.57 x 5.59)

This flexible space is open plan to the kitchen or a separate room. It will benefit from contemporary vinyl floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. Sliding doors extend the living space out on to the patio and west facing rear garden. There is Amtico flooring fitted through out the ground floor.

#### **KITCHEN AREA**

8'6" x 11'5" (2.6 x 3.48)

With contemporary style handleless soft grey, high gloss units with soft door closures. All integrated standard appliances are Zanussi, including fridge freezer, double oven, gas hob, extractor fan, washer dryer, and dishwasher. The corner unit includes convenient pull out shelves and hidden away in another unit are integral bins. The kitchen area is open plan flowing into the light and spacious lounge/dining area.

### **FIRST FLOOR**

#### **LANDING**

With high quality fitted carpets in a colour of your choice, choosing from the selected range. There is a useful store room.

#### **STORE ROOM**

1'7" x 2'11" (0.485 x 0.9)

### **BEDROOM ONE**

9'10" x 12'7" (3 x 3.85)

With high quality fitted carpets, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

### **EN SUITE**

5'0" x 5'6" (1.54 x 1.7)

With vinyl floor covering, a white contemporary bathroom suite with chrome fittings, including WC, wash basin and walk in shower. There is full height tiling around the shower and bath area.

### **BEDROOM TWO**

8'0" x 12'5" (2.44 x 3.785)

With high quality fitted carpets, compact radiator and tv point.

### **BEDROOM THREE**

8'10" x 10'11" (2.7 x 3.34)

A generous size with high quality fitted carpet, choosing from the selected range, compact radiator and tv point.

### **BATHROOM**

6'10" x 6'10" (2.1 x 2.1)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with shower over, vanity unit with wash basin and wc. There is full height tiling around the bath and vinyl floor covering. There is a chrome heated towel rail.

### **GARDEN**

The west facing rear garden will be grass seeded. To the front is an area of low level planting.

### **GARAGE**

Situated to the rear of the property.

### **STREET SCENE**



### **SPECIFICATION**

Arkwood are proud to offer a high base specification all included in the price of your new home,. However wide ranging personalisation is available to make sure your Arkwood home is exactly as you want it.

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home opening from the middle of May 2021.

### **VIEWING**

The plot is currently under construction, with an anticipated build completion of June 2021. Reservation from plan is available now and full details and drawings are available with the selling agents, currently by appointment only due to Covid-19 restrictions.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

### **POSSESSION**

Vacant possession will be given on completion.

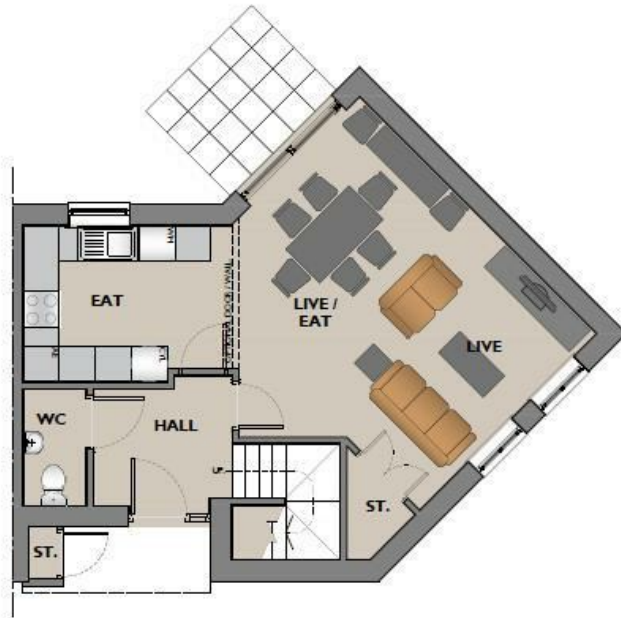
### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **EXTERNAL**

### **TENURE**

The property is FREEHOLD



**The Hoveringham**

GROUND FLOOR



**The Hoveringham**

FIRST FLOOR



## The Avenues

- THE BUDDY**  
2BP APARTMENTS (RETIREMENT)
- THE OSSINGTON**  
2BP BUNGALOW (RETIREMENT)
- THE LOWDHAM**  
2BP APARTMENTS (VARIANT 1)
- THE OXTON**  
2BP APARTMENTS (VARIANT 2)
- THE FARNDON**  
2BP APARTMENTS (VARIANT 3)
- THE KIRTON**  
2BP HOUSE WITH PORCH
- THE AVERHAM**  
2BP TERRACED HOUSE
- THE WINTHORPE**  
2BP TERRACED HOUSE
- THE COLLINGHAM**  
2BP BUNGALOW
- THE EDINGLEY**  
2BP LINEAR HOUSE
- THE HOVERINGHAM**  
2BP CORNER HOUSE
- THE ROLLESTON**  
2BP LINEAR TERRACED HOUSE
- THE MAPLEBECK**  
2BP STANDARD DETACHED HO  
SH - SHOW HOME
- THE GONALSTON**  
2BP 1.5 STOREY HOUSE
- THE CAUNTON**  
4BP STANDED HOUSE
- CP - CAR PORT**
- BCP - BIN COLLECTION**
- BS - BIN STORAGE**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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Surveyors, Estate Agents, Valuers, Auctioneers