



**PLOT 24, THE COLLINGHAM The Avenues,  
Lord Hawke Way, Newark, NG24 4FH**

**£239,995**  
Tel: 01636 611811

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

\*\*Plot 24 - The Collingham - modern timber framed 2 bed detached bungalow, ready now!  
Energy efficient with EPC - B rating,  
Detached timber framed carport with driveway parking for three cars,  
Quiet cul-de-sac location,  
Assisted Move or Part Exchange available \*\*

**THE COLLINGHAM.** A stylish two bedroom bungalow situated in a quiet cul-de-sac location. The property has been designed with decorative brick elevations in a modern style, with grey UPVC double glazed feature windows. The entrance hallway of The Collingham comes with convenient storage and leads to a large open plan living/dining area, with a feature bay window letting natural light flood into the kitchen/diner. In the living area there are sliding French Doors letting in lots of natural light and bring the outside in. There is a shower room with a low level walk in shower.

The 2 double bedrooms are the same size as each other ensuring there is plenty of space. TV aerial points are fitted to both rooms, with chrome sockets and switches throughout.

Carport parking plus driveway parking for two more cars. The enclosed rear garden gives outdoor space with a patio and seeded lawn.

A well-appointed kitchen/ Dining/Living area is complete with integrated appliances and breakfast island.. Sliding doors to the rear extend your living space onto a patio area and a rear garden. Additionally the property benefits from a dedicated parking and a car port.

This single story, ground floor home also includes the principal and second bedrooms with space for fitted wardrobes. The family shower room with full-height tiling around the shower area, heated towel rail and contemporary sanitary ware. Gas central heating throughout is controlled by a modern "Hive" compatible smart thermostat.

The Avenues is situated in an enviable location with easy

access to the historic Newark on Trent town centre amenities. This is combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood Living. 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 an outstanding standard of quality.

### **PLOT 24 - THE COLLINGHAM**

The Collingham is a two bedroom detached bungalow with a car port. The property has been designed with decorative brick elevations in a modern style, with grey UPVC double glazed feature windows, The entrance hallway of the Collingham comes with convenient storage and leads to a large open plan living/dining/kitchen area complete with breakfast bar island and integrated appliances. Sliding doors extend the area further by bringing the inside out onto a patio.

Both the bedrooms are of equal proportions and feature a space for fitted wardrobes. The family shower room features full-height tiling around the shower area and benefits from a chrome heated towel rail and contemporary sanitary ware. Gas central heating throughout is controlled by a modern "HIVE" compatible smart thermostat.

### **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. This all complemented by 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 caf  s, 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.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Entrance hallway, with entrance matting, luxury vinyl tile flooring and storage cupboard leads through to a stylish open plan kitchen/dinning/living space.

#### **LIVING AREA**

10'0" x 12'5" (3.07 x 3.81)

This flexible space can be open plan to the kitchen or a

separate room. It will benefit from contemporary luxury vinyl tile floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. There are sliding doors leading on to a patio and private garden, providing the living area with a light and airy feel.

#### **KITCHEN/DINING AREA**

10'0" x 12'1" (3.07 x 3.70)

Stylish Magnet kitchen including all integrated Zanussi appliances., including dishwasher and washer dryer. There is a useful and stylish kitchen Island making the kitchen a contemporary dining/social area.

#### **BEDROOM ONE**

10'0" x 12'1" (3.07 x 3.70)

A light airy, well proportioned room, with high quality fitted carpets, space for fitted wardrobes, compact radiator and multimedia points including phone, digital aerial and Sky Q compatibility..

#### **FAMILY SHOWER ROOM**

6'10" x 6'10" (2.10 x 2.10)

With low level threshold shower, WC and wash hand basin and contemporary Comfytex cushioned vinyl flooring. Chrome heated towel rail and full height tiling to shower area.

#### **BEDROOM TWO**

10'0" x 12'1" (3.07 x 3.70)

This light and airy room with and a large window. With high quality fitted carpets, compact radiator and tv point. There is a space for fitted wardrobes.

#### **GARDEN**

There is a private North facing rear garden, it will be grass seeded with a patio area. To the front of the bungalow is a small area of grass and low level planting.

#### **CARPORT**

Carport with additional parking for two cars

#### **SPECIFICATION**

Arkwood are proud to offer a high base specification all included in the price of your new home.

For full details and specification options please call Richard

Watkinson & Partners, or make an appointment at the Arkwood on-site show home open now.

#### **STREET SCENE**

#### **TENURE**

The property is freehold, with vacant possession upon legal completion.

#### **VIEWING**

The plot is currently being constructed, with an anticipated build completion of August 2023. Reservation from plan is available and full details and drawings are available with the selling agents and show home.

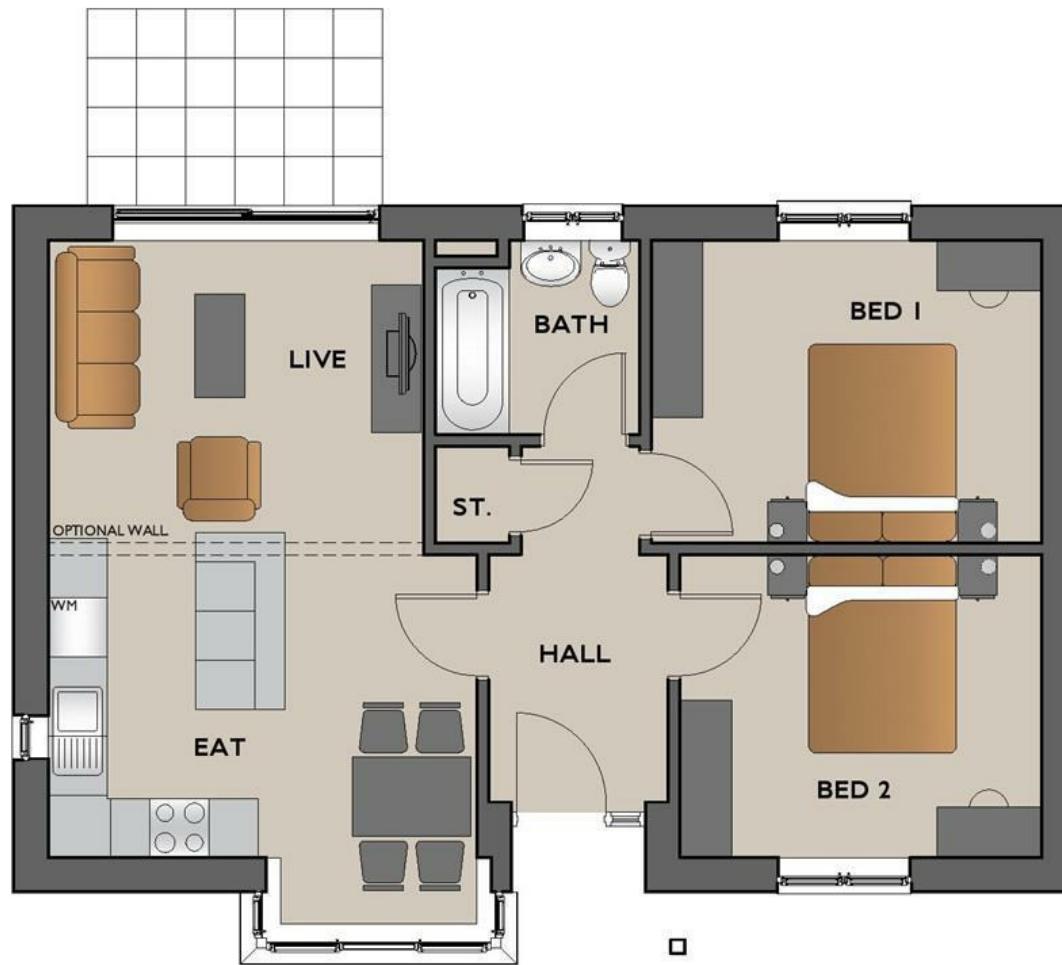
#### **MORTGAGE**

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.

#### **SERVICES**

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

#### **SHOW HOME PHOTOGRAPH**



## The Collingham

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



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 firms 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



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)

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