



**PLOT 2, THE ROLLESTON The Avenues, Lord  
Hawke Way, Newark, NG24 4FH**

**£265,995**

**Tel: 01636 611811**

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



- 3 Double Bedrooms Link-Detached House
- Kitchen Diner and Separate Living Room
- Gas Central Heating - Hive Compatible Thermostat
- Quality Fitted Flooring & Carpets Throughout
- EPC - Predicted B
- Magnet Kitchen With Integrated Appliances
- Patio Doors To The Rear Garden
- UPVC Double Glazed Windows Throughout
- Car Port & parking space
- Good Sized Garden

**PLOT 2 - THE ROLLESTON**

This is a Link-detached, light and airy 3 bedroom home. The property has modern brick elevations in a stylish modern Scandi-chic style. There are UPVC glazed windows, including tall design feature windows. The property also benefits from sliding patio doors to the rear garden, so you can open up your home, seamlessly bringing the outdoors in. The property has modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. The property has a rear garden, integrated car port & off street car parking.

**LOCAL AREA & AMENITIES**

The development is ideally suited for the leisure centre, YMCA with Bistro Cafe an is only a 10-15 walk into Newark Town centre.

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of notable landmarks and buildings centered around the stunning Newark Castle, which is beautifully positioned on the banks of the River Trent. This new community of high-quality luxury homes are conveniently located on the outskirts of the town 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’ shops tucked away in some of the quaint areas of Newark town. This is all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. 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 ensuring your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from; First class gyms and leisure centres to a number of local parks that include children’s playgrounds and on-site cafés, 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, a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fast 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 and luxury vinyl tiled floor, leads through to a stylish kitchen and separate living room. A winder staircase has a convenient storage area beneath and leads up to the first floor.

**WC**

3'7"x 6'6" (1.1x 2.00)  
With WC and wash hand basin and contemporary luxury vinyl flooring.

**KITCHEN/ DINING ROOM**

14'0" x 10'4" (4.27 x 3.15)  
With a stylish Magnet units with soft door and drawer closes. All integrated standard appliances are Zanussi and included in the price, including fridge/freezer, double oven, gas hob, full size dishwasher and washer dryer. The kitchen area is open plan with the dining area. This light and airy room has patio doors leading into the good sized garden, allowing seamless outdoor/indoor living. This room is fitted with luxury vinyl tile floor covering, all included in the price.

**LIVING**

14'0" x 11'9" (4.27 x 3.6)  
This living room is separate to the kitchen area It will benefit from contemporary luxury vinyl floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. It features a large picture window letting lots of light in.

**FIRST FLOOR**

**LANDING**

With high quality fitted carpets.

**BEDROOM ONE**

10'8" x 14'0" (3.27 x 4.27)  
A light airy double room, with full height feature window. There are also high quality fitted carpets and an allocated space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility. There is an en-suite leading off this bedroom.

### EN SUITE

4'4" x 6'11" (1.33 x 2.13)

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

### BEDROOM TWO

10'4" x 14'0" (3.15 x 4.27)

A spacious double bedroom with high quality fitted carpets, compact radiator and tv point. There is an allocated space for fitted wardrobes.

### BEDROOM THREE

10'4" x 10'5" (3.17 x 3.18)

A further double bedroom that is situated next to the family bathroom With high quality fitted carpets, compact radiator and tv point.

### BATHROOM

5'6" x 6'11" (1.69 x 2.13)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with rain head shower over, vanity unit with wash hand basin and WC. The bathroom benefits from full height tiling around the bath, vinyl floor covering and a chrome heated towel rail.

### GARDEN

The good sized east facing rear garden will be grass seeded with a paved a patio area. To the front is a small area of low level planting.

### CAR PORT

The single integrated car port is situated in the undercroft , generous in size with an extra off road parking space.

### SPECIFICATION

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

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

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home, open from:

Thursdays 10am - 5.00pm

Fridays 10am - 5.00pm

Saturdays 10am - 5.00pm

Sundays 10am - 5.00pm

Mondays 10am - 5.00pm

Appointments are advisable

### 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 March 2024. Appointments to view are available now..

### 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.

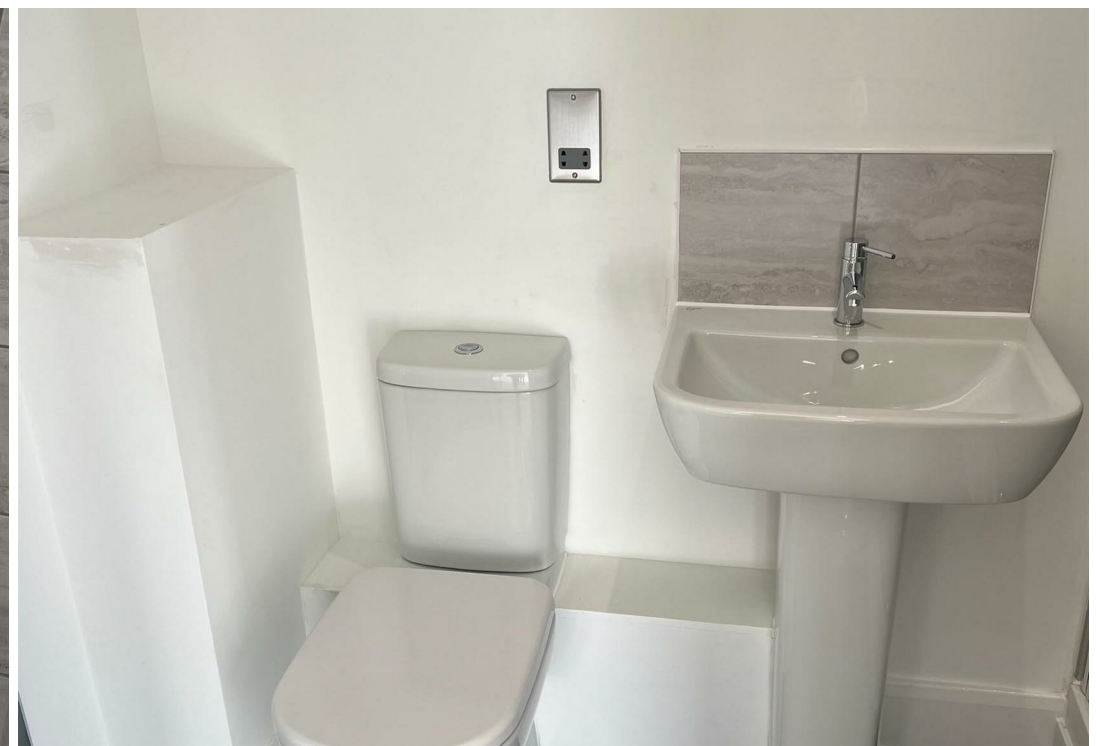
### POSSESSION

Vacant possession will be given on completion.



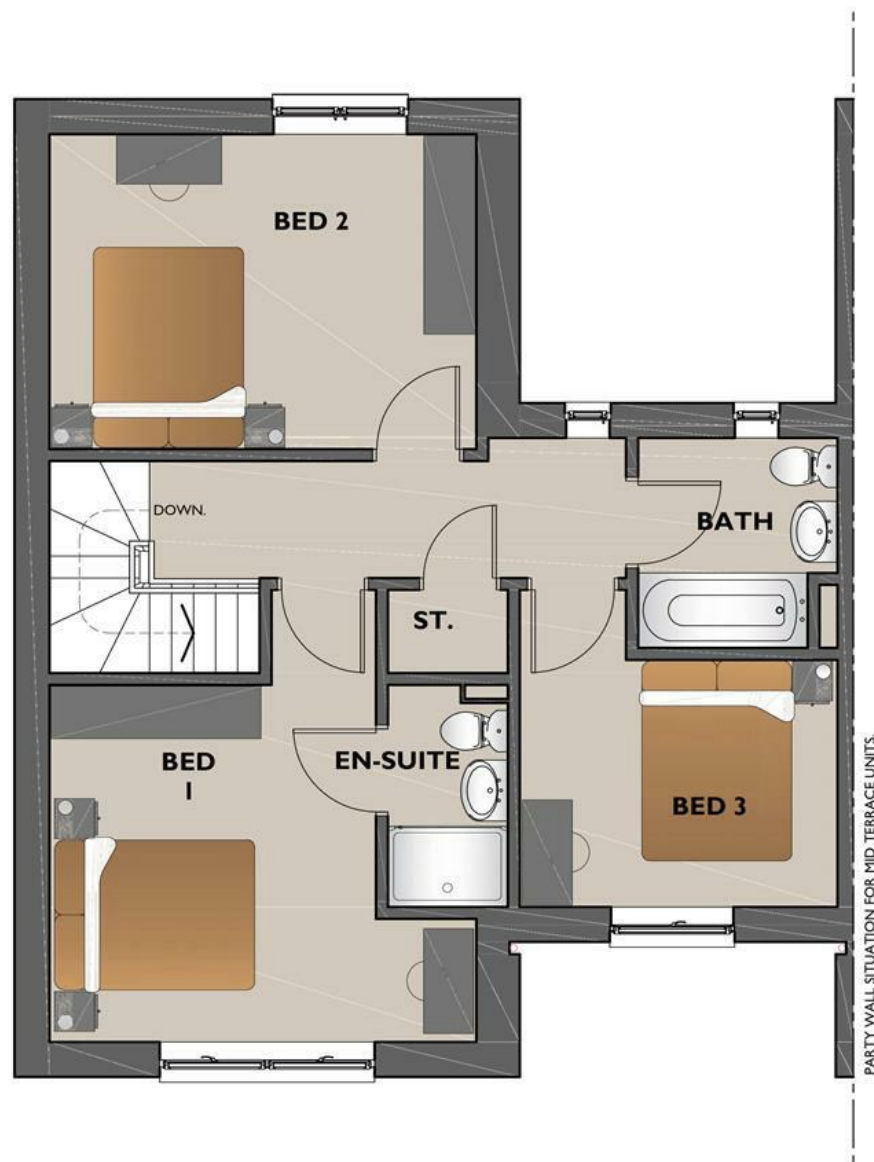








# The Rolleston

FIRST FLOOR





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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 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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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