



**PLOT 17, THE CAUNTON The Avenues, Lord Hawke Way, Newark, NG24 4FH**

**Asking Price £354,995**  
**Tel: 01636 611811**

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

- Sophisticated 4 Bedroom Detached Home
- Flexible Open Plan Living Dining
- Gas Central Heating - Hive Compatible Thermostat
- Quality Fitted Flooring & Carpets Throughout
- West Facing Rear Garden with South Aspect
- Magnet Kitchen With Integrated Appliances
- Four Panel Bi-Folding Doors To The Rear Garden
- Utility Including Washer Dryer
- Detached Single Garage & Secure Home Deliveries Store
- EPC - Predicted B

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 17 - THE CAUNTON

The Caunton is a sophisticated four bed detached home with a side by side parking for two cars and a detached single garage. The property has brick built elevations in a stylish modern slim profile. There are UPVC glazed windows, including tall design feature & bay windows. The property benefits from modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. Plot 17 is situated in a quiet cul-de-sac position and has landscaped garden to the front and grass seeded garden with a paved patio to the rear. The rear garden is West facing but has a south aspect ensuring the patio area will be bathed in sunlight most of the day and has the last of the sun in the evening.

### 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 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 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

Luxury Vinyl Tiled flooring is fitted throughout the ground floor level

### ENTRANCE PORCH

An external covered area, with a unique external front secure delivery store, perfect for home deliveries.

### ENTRANCE HALL

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

### WC

3'6" x 68" (1.07 x 2.04)

With WC and wash hand basin and contemporary luxury vinyl tiled flooring.

### LIVING AREA

13'1" x 14'3" (4 x 4.35)

This flexible space has a full height bay window to the front elevation. It will benefit from multimedia points, including phone, digital aerial and also Sky Q compatibility. It is a spacious open plan living/dining/kitchen featuring a large bay window, feature window and beautiful Bi-Fold doors leading to the outside patio. The build stage no longer allows for changes to the current layout.

## DINING AREA

13'1" x 9'10" (4 x 3)

This flexible space is open plan to the kitchen . It will benefit from contemporary luxury vinyl floor covering, The bi-folding doors open out onto the rear patio and garden area, providing a light and airy extended entertaining space. This property has a different layout as the patio and bi-fold doors are to the side of the dining area, as is the garden and the garage is separate to the property.

## KITCHEN AREA

13'8" x 9'10" (4.18 x 3)

With a stylish Magnet kitchen. All integrated standard appliances are Zanussi, including, fridge freezer, double oven, 5 ring gas hob, dishwasher, pull out double shelving system in the corner units and integral bins, the kitchen area is open plan and flows into the light and spacious lounge/dining area.

## UTILITY ROOM

6'3" x 6'8" (1.91 x 2.04)

With high quality base cupboards, housing a useful sink and integrated washer dryer.

## FIRST FLOOR

### LANDING

With high quality fitted carpets and a useful store room.

### BEDROOM ONE

13'1" x 11'10" (4 x 3.61)

A light airy room, with stylish, full height large windows. There are also high quality fitted carpets, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

### EN SUITE

3'11" x 6'10" (1.2 x 2.09)

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

### BEDROOM TWO

10'1" x 11'10" (3.08 x 3.61)

With high quality fitted carpets, compact radiator and tv point. This room is very generous in its proportions, being close in size to the master bedroom.

### BEDROOM THREE

10'8" x 8'0" (3.26 x 2.44)

With high quality fitted carpets, compact radiator and tv point, overlooking the rear garden.

### BEDROOM FOUR

8'5" x 12'4" (2.57 x 3.77)

With high quality fitted carpets, compact radiator and tv point and overlooks the rear garden.

## BATHROOM

6'11" x 7'3" (2.121 x 2.23)

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 and a chrome heated towel rail.

## GARDEN

The well proportioned West facing rear/side garden with a south facing aspect, will be grass seeded and benefit from a paved patio area. To the front is a small area of turf and low level planting.

## PRIVATE DRIVEWAY

There is a good sized private driveway to the front of the property leading to the detached single garage.

## GARAGE

12'1" x 19'10" (3.7 x 6.05)

There is an detached single garage, generous in size and has personal access to the garden for storage purposes.

## SPECIFICATION

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

For full details and specifications please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home open Thursday - Monday

## STREET SCENE

## TENURE

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

## SHOW HOME PHOTOS

## 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.

## POSSESSION

Vacant possession will be given on completion.

## SERVICES

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

## VIEWING

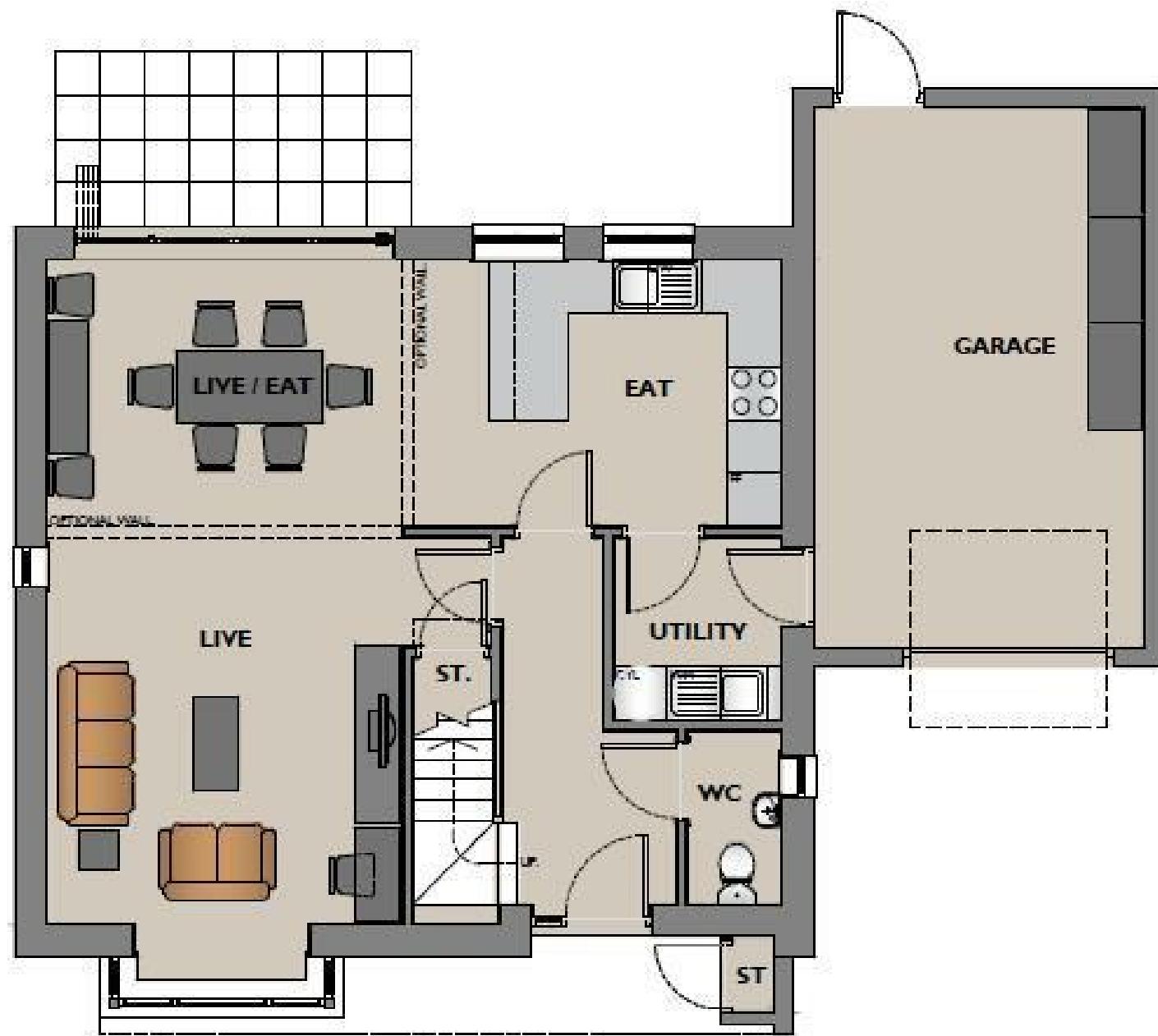
The plot is currently being constructed, with an anticipated build completion of August 2023. Reservation from plan is available and full details and drawings are available with the selling agents.





## The Caunton

## 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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