



Plot 33, The Winthorpe The Avenues, Lord
Hawke Way, Newark, NG24 4FH

£189,995
Tel: 01636 611811

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

**** MOVE IN FOR SUMMER 2021 ****
**** INTEGRATED APPLIANCES & FLOORING INCLUDED ****
****END TERRACED PROPERTY****

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 33 - THE WINTHORPE

224'8" (68.5)

This is a end terrace variant of this light and airy 2 bedroom home. The property has brick built elevations in a stylish grey modern slim profile. There are UPVC glazed windows, including tall design feature windows. The property also benefits from fantastic sliding 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 west facing garden to the rear and off street car parking lying in front to the property.

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 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, 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 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 5'8" (1.06 x 1.73)

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

LIVING DINING ROOM

10'9" x 13'6" (3.29 x 4.14)

This light and airy room benefits from almost full height windows to the front of the property. It will benefit from contemporary vinyl Amtico luxury floor covering, multimedia points, including phone, digital aerial and This room is fitted with Amtico flooring, also Sky Q compatibility. The french doors open out onto the rear patio and garden, providing a light and airy extended entertaining space.

KITCHEN

12'4" x 14'1" (3.78 x 4.30)

With the option of either a contemporary or traditional "Shaker" style units, soft door and drawer closes and a choice of handles. All integrated standard appliances are Zanussi, with the ability to upgrade. The kitchen area is open plan, flowing into the dining area.

FIRST FLOOR

LANDING

With high quality fitted carpets in a colour of your choice, choosing from the selected range.

BEDROOM ONE

9'7" x 14'1" (2.94 x 4.30)

A light airy room, with a large window. There are also high quality fitted carpets in a colour of your choice-choosing from the selected range, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

BEDROOM TWO

9'0" x 14'1" (2.75 x 4.30)

A large bedroom situated to the rear of the property overlooking the garden. With high quality fitted carpets in a colour of your choice-choosing from the selected range, compact radiator and tv point.

BATHROOM

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

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

GARDEN

The good sized west facing rear garden will be grass seeded and benefit from a paved patio area. To the front is a small area of low level planting. To the side of the front door is a useful external store.

GARAGE

The single garage lies adjacent to the property, generous in size and has personal access to the garden for storage purposes. There is also off road parking in front of the garage.

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 which is now open.

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 June 2021. Reservation from plan is available and full details and drawings are available with

the selling agents, currently by appointment only due to Covid-19 restrictions.

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.

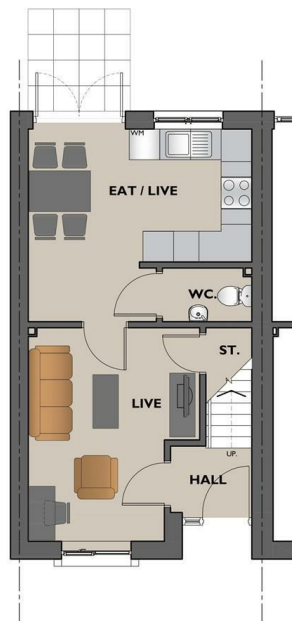
SERVICES

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

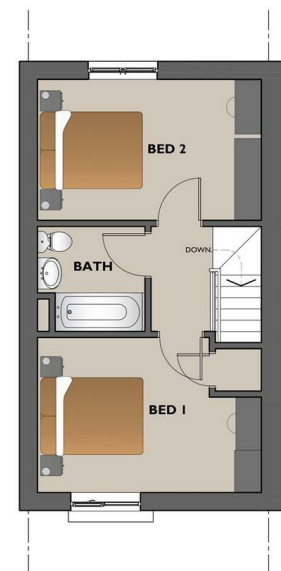
POSSESSION

Vacant possession will be given on completion.

The Winthorpe
GROUND FLOOR



The Winthorpe
FIRST FLOOR





The Avenues

- THE BUDDY**
3BFP APARTMENTS (RETIREMENT)
- THE OSSINGTON**
3BFP BUNGALOW (RETIREMENT)
- THE LOWDHAM**
3BFP APARTMENTS (VARIANT 1)
- THE OXTON**
3BFP APARTMENTS (VARIANT 2)
- THE FARNDON**
3BFP APARTMENTS (VARIANT 3)
- THE KIRTON**
3BFP PASCHEITE
- THE AVERHAM**
3BFP COACH HOUSE
- THE WINTHORPE**
3BFP TERRACED HOUSE
- THE COLLINGHAM**
3BFP BUNGALOW
- THE EDINGLEY**
3BFP LINEAR HOUSE
- THE HOVERINGHAM**
3BFP CORNER HOUSE
- THE ROLLESTON**
3BFP LINEAR TERRACED HOUSE
- THE MAPLEBECK**
3BFP STANDARD DETACHED HO
SH - SHOW HOME
- THE GONALSTON**
3BFP 2.5 STOREY HOUSE
- THE CAUNTON**
4BFP STANDARD HOUSE
- CP - CAR PORT**
- BCP - BIN COLLECTION**
- BS - BIN STORAGE**

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	



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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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