



**Plot 19, THE COLLINGHAM The Avenues, Lord  
Hawke Way, Newark, NG24 4FH**

**£249,995**

**Tel: 01636 611811**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Beautiful New 2 Bedroom Bungalow
- Stylish Magnet Kitchen
- Gas Central Heating - Hive Compatible Thermostat
- Fitted Flooring & Carpets Throughout
- EPC - Pending
- Flexible Open Plan Living
- Family Bathroom
- UPVC Double Glazed Windows Throughout
- Rear Garden & Patio Area

### PLOT 19 - THE COLLINGHAM

The Collingham is a stylish two bedroom semi detached bungalow with a car port. The property has been individually designed with decorative brick elevations in a modern style, with grey UPVC double glazed feature windows, The spacious entrance hallway of the Collingham comes with convenient storage and leads to a large open plan living/dining area. A separate well-appointed kitchen is complete with 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 space for fitted wardrobes. The family bathroom features full-height tiling around the bath/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 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 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 vinyl Amtico luxury 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)

With the option of either a contemporary or traditional "Shaker" style units with soft door and drawer closes and a choice of handles. All integrated standard appliances are Zanussi, with the ability to upgrade. 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 in a colour of your choice, choosing from the selected range, space for fitted wardrobes, compact radiator and multimedia points including phone, digital aerial and Sky Q compatibility..

#### FAMILY BATHROOM

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

With bath, WC and wash hand basin and contemporary Comfytex cushioned vinyl flooring. Chrome heated towel rail and full height tiling to bath 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 in a colour

of your choice, choosing from the selected range, compact radiator and tv point. There is a space for fitted wardrobes.

### **GARDEN**

There is a private 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.

### **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. However, wide ranging personalization is available to make sure your Arkwood home is exactly as you want it.

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 - 5.30pm

Fridays 10am - 5.30pm

Saturdays 10am - 5.30pm

Sundays 10am - 5.30pm

Mondays 10am - 5.30pm

Appointments are advisable

### **STREET SCENE**

### **TENURE**

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

### **VIEWING**

The plot is currently being constructed. Reservation from plan is available and full details and drawings are available with the selling agents, appointments are strongly advised .

### **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**

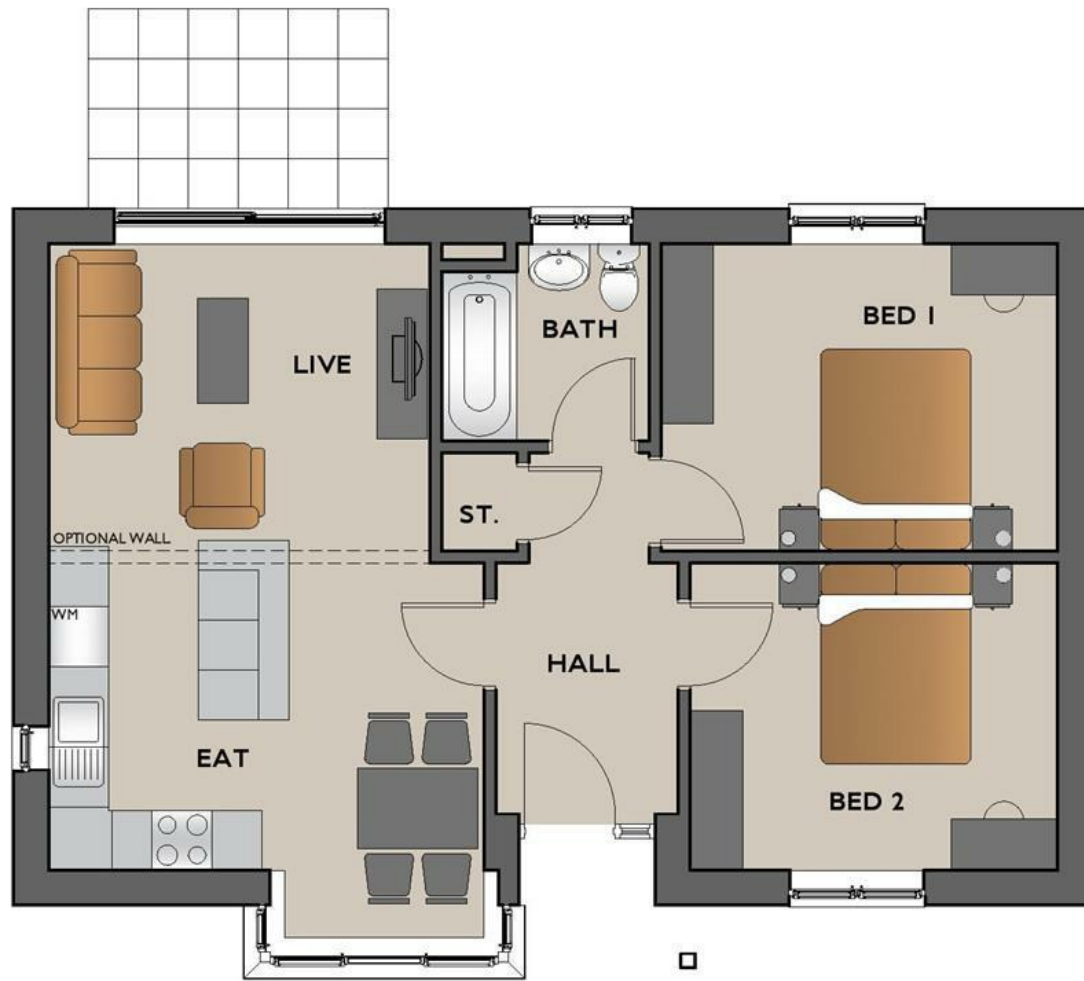


### The Avenues

-  **THE BUDDY**  
284P APARTMENTS (RETIREMENT)
-  **THE OSSINGTON**  
284P BUNGALOW (RETIREMENT)
-  **THE LOWDHAM**  
383P APARTMENTS (VARIANT 1)
-  **THE OXTON**  
283P APARTMENTS (VARIANT 2)
-  **THE FARDON**  
283P APARTMENTS (VARIANT 3)
-  **THE KIRTON**  
383P MANONETTE
-  **THE AVERHAM**  
283P COACH HOUSE
-  **THE WINTHORPE**  
284P TERRACED HOUSE
-  **THE COLLINGHAM**  
284P BUNGALOW
-  **THE EDINGLEY**  
383P LINEAR HOUSE
-  **THE HOVERINGHAM**  
383P CORNER HOUSE
-  **THE ROLLESTON**  
383P LINKED TERRACED HOUSE
-  **THE MAPLEBECK**  
383P STANDARD DETACHED HOUSE  
84 3/400P HOUSE
-  **THE GONALSTON**  
383P 3.5 STOREY HOUSE
-  **THE CAUNTON**  
484P STANDARD HOUSE
-  **CP - CAR PORT**
-  **BCP - BIN COLLECTION POINT**
-  **BS - BIN STORAGE**

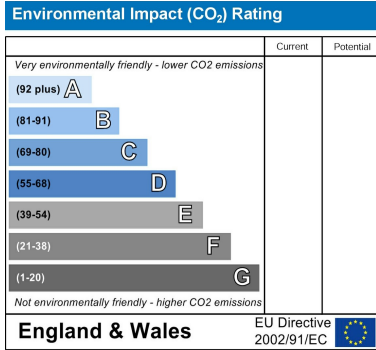
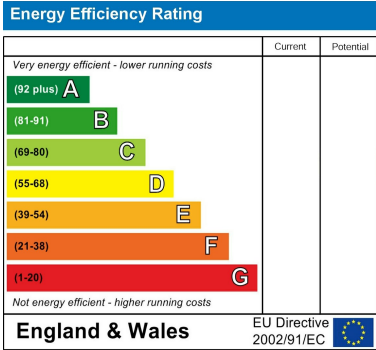






# The Collingham

GROUND FLOOR



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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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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)

