Fairway, Newark

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OLIVER REILLY

Fairway, Newark

Guide Price £260,000 - £270,000

- IMPRESSIVE DETACHED HOME
- HIGHLY REGARDED LOCATION- CLOSE TO AMENITIES!
- LIVING AREA WITH LOG BURNER!
- DRIVEWAY & OVER-SIZED DETACHED GARAGE- HOSTING GREAT POTENTIAL!
- CLOSE TO TOWN CENTRE & MAIN ROAD CONNECTIONS
- THREE WELL-PROPORTIONED BEDROOMS
- STUNNING OPEN-PLAN LIVING/ DINING KITCHEN
- MAGNIFICENT FIRST FLOOR SHOWER ROOM
- LOVELY, LOW-MAINTENANCE ENCLOSED GARDEN
- SUPERB CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'E'

Guide Price: £260,000-£270,000. SIMPLY STUNNING!

Prepare to be WOWED by the exceptional standard of STYLE, QUALITY & ATTENTION TO DETAIL on offer within this impressive detached home. Ideally positioned in a well-regarded and convenient location, with excellent access to the town centre and a range of major road links.

A true credit to the current owners, this OUTSTANDING RESIDENCE has been thoughtfully transformed from the original shell into a SPECTACULAR CONTEMPORARTY HOME combining ELEGANCE, PERSONALITY & PRACTICALITY throughout. Bright, spacious and beautifully presented, the accommodation offers a fantastic sense of flow and is perfectly suited to modern OPEN-PLAN LIVING!

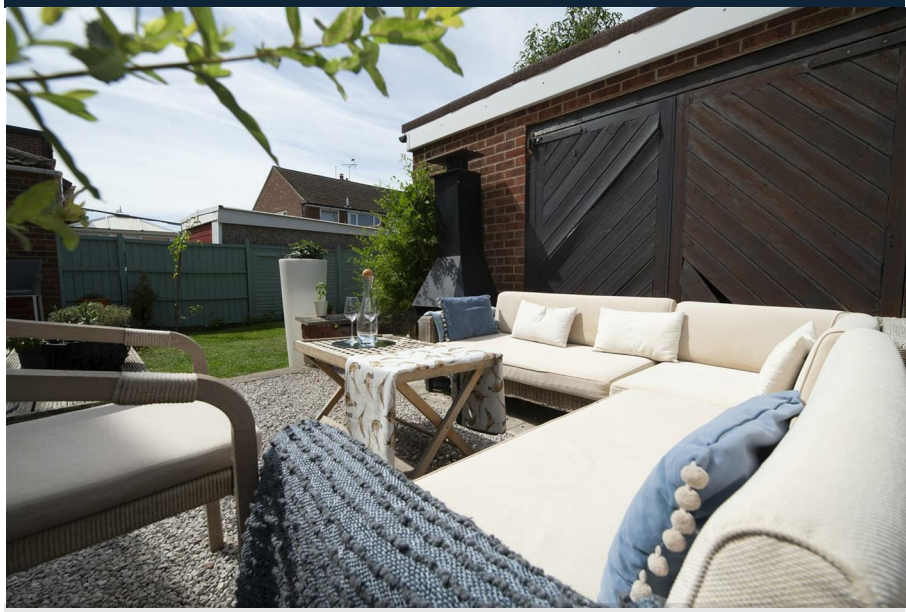
Upon entering, you are welcomed into an inviting entrance space leading through to the impressive 24FT OPEN-PLAN LIVING/DINING KITCHEN. Cleverly designed to create distinct yet connected areas, this fabulous room forms the heart of the home. The living area features an eye-catching fireplace with inset log burner, while the stylish kitchen is fitted with a range of integrated appliances, a useful breakfast bar and dedicated dining space.

Upstairs, the quality continues with complementary oak internal doors leading to THREE WELL-APPOIMNTED BEDROOMS, together with a luxurious & contemporary shower room.

The outside space has been designed as a natural extension of the interior, with large sliding doors providing a seamless connection to the decked seating terrace. The private, low-maintenance rear garden offers an ideal setting for relaxing, while the OVER-SIZED DETACHED GARAGE provides excellent versatility. Equipped with power, lighting & offers fantastic potential to be transformed into a home office, workshop, gym, or other multi-functional space.

To the front, the property benefits from a gravelled & gated driveway, alongside a generous frontage which could easily be adapted to provide additional parking.

This is TOO GOOD TO SCROLL PAST!.. Internal viewings are simply ESSENTIAL!



ENTRANCE HALL:	6'8 x 5'2 (2.03m x 1.57m)
OPEN-PLAN LIVING/DINING SPACE:	17'4 x 13'5 (5.28m x 4.09m)
OPEN-PLAN KITCHEN AREA:	17'3 x 9'8 (5.26m x 2.95m)
FIRST FLOOR LANDING:	9'9 x 7'2 (2.97m x 2.18m)
MASTER BEDROOM:	13'11 x 9'10 (4.24m x 3.00m)
BEDROOM TWO:	10'1 x 9'10 (3.07m x 3.00m)
BEDROOM THREE:	8'5 x 7'3 (2.57m x 2.21m)
STUNNING MODERN BATHROOM:	7'1 x 5'7 (2.16m x 1.70m)
OVER-SIZED DETACHED GARAGE:	20'9 x 13'4 (6.32m x 4.06m)

Of brick built construction, with a felt flat roof. Accessed via wooden double doors. Equipped with power and lighting. Wooden window and personal doors to the left side elevation, give access out to the garden.

EXTERNALLY:

This attractive detached home enjoys a delightful residential position, conveniently situated close to the town centre and a wide range of local amenities.

To the front, the property benefits from dropped-kerb vehicular access onto a gravelled driveway, with access to the front entrance door, with external wall light. The front garden is predominantly laid to lawn, with established hedging, planted borders and a low-level fenced front boundary, assisting to the property's kerb appeal.

The gravelled driveway continues through wooden double gates to the right side of the property, providing access into the kitchen area, with a side external wall light. This also leads to the over-sized detached garage, which benefits from power & lighting. The beautifully maintained rear garden is a particular feature of the property, offering a generous and highly private outdoor space. Predominantly laid to lawn, enhanced by attractive planted borders and a variety of dedicated seating and entertaining areas. A raised decked seating terrace is positioned directly off the open-plan living area and is accessed via sliding doors, creating an excellent connection between the indoor and outdoor spaces.

The garden is enclosed by fully fenced side and rear boundaries, while mature and established planting further enhances the privacy and creates a pleasant, secluded setting for outdoor relaxation and entertaining.

Approximate Size: 850 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the aluminium sliding doors int he kitchen/dining area.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North Gate station, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself is also very close to the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

Viewing Arrangements:

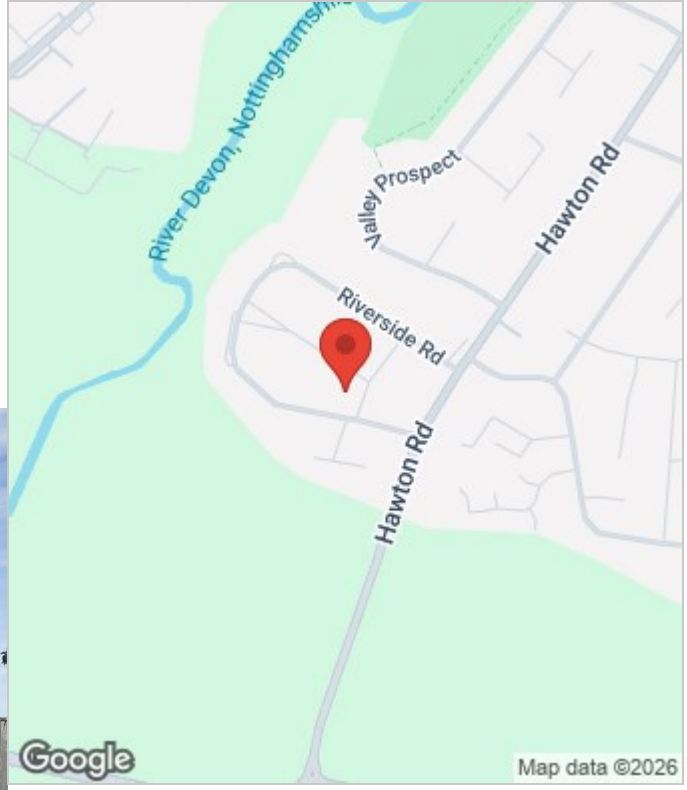
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

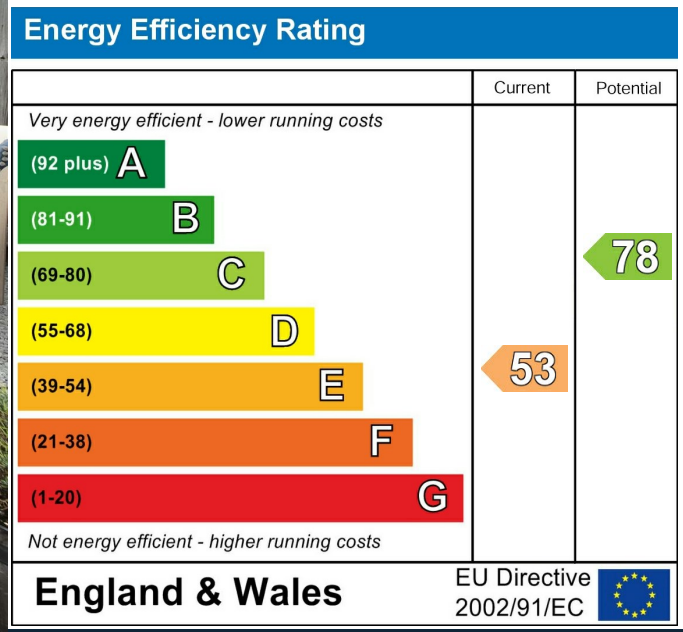
Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





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