



Bancroft Road, Newark

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 OLIVER REILLY



Bancroft Road, Newark

Offers in excess of £290,000

- SUBLIME SEMI-DETACHED HOME
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- STUNNING OPEN-PLAN DINING KITCHEN
- GF UTILITY & FIRST FLOOR SHOWER ROOM
- BEAUTIFUL PRIVATE GARDEN & BLOCK PAVED DRIVEWAY
- EXTENSIVE GROUND FLOOR EXTENSION
- HIGHLY SOUGHT-AFTER LOCATION
- BAY-FRONTED LOUNGE & SITTING ROOM
- GF SHOWER ROOM & LARGE UTILITY ROOM
- EXQUISITE CONDITION! Tenure: Freehold EPC 'D'

SIMPLY STUNNING!!!

WOW. OH. WOW...! Prepare to be Impressed by something IN A LEAGUE OF ITS OWN! This SUBSTANTIALLY EXTENDED semi-detached home enjoys MUCH MORE THAN MEETS THE EYE! Having been expertly enhanced to create the PERFECT FAMILY HOME. The property is proudly positioned on one of Newark's most sought-after streets. Perfectly set for ease of access to a wide array of amenities in both Newark and Balderton. Surrounded by excellent school and transport links, with ease of access to the A1 and A46. This SUBLIME contemporary home screams perfection from the moment you step inside! The exquisite modern design comprises: Inviting entrance hall, bay-fronted lounge with an inset gas fire. A lovely sitting room with open fire (provision space for a log burner) and OPEN-PLAN ACCESS through to the LAVISH DINING KITCHEN. Providing a high-quality German kitchen, with breakfast island, integrated 'NEFF' appliances and two Velux roof lights. Access through to a large utility room and equally generous ground floor shower room. The first floor hosts a stylish bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom boasts extensive fitted wardrobes and an invaluable view, with an unspoiled outlook to the rear. Externally, despite the extension, the property has not lost its generous rear garden. Highly promoted by a vast degree of privacy, with landscaped borders and a sizeable Indian sandstone patio. The front aspect is greeted by a MULTI-CAR BLOCK PAVED DRIVEWAY.

What more could you want? Further benefits include uPVC double glazing throughout, gas central heating via a four year old combination boiler with 'HIVE' system, a full alarm system and a replacement roof. Completed in 2023. EXPECT NOTHING LESS THAN EXCELLENCE... As you step inside this GRADE A* STUNNER!



STORM PORCH:

With black and white tiled flooring. Giving access to the front entrance door.

13'10 x 5'10 (4.22m x 1.78m)

ENTRANCE HALL:

A LOVELY AND INVITING RECEPTION HALL. Accessed via an obscure uPVC double glazed front door, with side-by-side uPVC double glazed obscure windows to the front elevation. Carpeted stairs rise to the first floor, with an open-spindle balustrade and under stairs storage cupboard. Providing a ceiling light fitting, access to the electricity meter, gas meter and electrical RCD consumer unit. Obscure uPVC double glazed window to the side elevation. The hallway has complementary tiled flooring, a stylish graphite grey radiator, recessed ceiling spot lights, a smoke alarm and a wall-mounted 'HIVE' central heating system. Access into the open-plan living space and bay-fronted lounge.

BAY-FRONTED LOUNGE:

Accessed via a complementary oak internal door. A DELIGHTFUL RECEPTION ROOM. Providing carpeted flooring, a ceiling rose with light fitting, double panel radiator, TV/ telephone connectivity points, exposed fireplace. Housing an inset gas coal burning effect fire, with a raised granite hearth and oak mantle above. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

13'4 x 11'4 (4.06m x 3.45m)

SITTING ROOM:

Accessed via a complementary oak internal door. A WONDERFUL RECEPTION SPACE. Providing tile-effect flooring. A ceiling light fitting, double panel radiator, TV point and an exposed open-fireplace with a raised granite hearth and oak mantle. There is provisional space for an inset log burner and the chimney is already lined in readiness. Provision for a free-standing American-style fridge freezer. OPEN-PLAN ACCESS through to the stunning dining kitchen area. Max measurements provided.

17'9 x 11'9 (5.41m x 3.58m)

OPEN-PLAN DINING KITCHEN:

WOW! Of EXQUISITE MODERN DESIGN. Substantially enhancing the ground floor space. With continuation of the tile-effect flooring. The German fitted kitchen hosts a wide-range of graphite grey wall and base units with Quartz work surfaces, up-stands and partial pink tiled splash backs. Inset sink with mixer tap and routed drainer. Integrated 'NEFF' dishwasher, two medium height 'NEFF' electric ovens with separate five ring induction hob and stylish extractor hood above. A large fitted island hosts ample under counter base units with breakfast/dining space and a ceiling light fitting above. There is sufficient space for a large dining table, with ceiling light fitting above. There are a wide range of recessed ceiling spotlights within the room. A complementary graphite grey vertical radiator. uPVC double glazed window to the rear elevation. Two Velux roof-lights. uPVC double glazed French doors open out to the landscaped garden. Internal access into the utility room.

16'7 x 13'6 (5.05m x 4.11m)

UTILITY ROOM:

Accessed via a complementary oak internal door. A large and highly functional space. Providing tiled flooring. Benefitting from an extensive range of fitted matt grey wall and base units with laminate roll-top work surfaces over with ups-stands and a fitted larder cupboard. Access to the canceled 'VISSMANN' combination boiler. Inset stainless steel sink with mixer tap and drainer. Under counter plumbing/ provision for a washing machine/ tumble dryer. Recessed ceiling spotlights, loft hatch access point, uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear door gives access into the lovely garden. Access into the shower room.

8'8 x 8'5 (2.64m x 2.57m)



GROUND FLOOR SHOWER ROOM: 8'8 x 7'10 (2.64m x 2.39m)
 Accessed via a complementary oak internal door. Generously proportioned and of attractive modern design. Providing tiled flooring. A double fitted shower cubicle with mains shower facility, rainfall-effect shower head and complementary plum brick-effect floor to ceiling tiled splash backs. Low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with plum brick-effect tiled splash backs and an illuminated vanity mirror above. Large chrome heated towel rail, recessed ceiling spotlights and extractor fan. obscure uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING: 6'10 x 2'10 (2.08m x 0.86m)
 With carpeted flooring, an open-spindle balustrade, recessed ceiling spotlights, smoke alarm, loft hatch access point, fitted over-stairs storage cupboard. Obscure uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 11'10 x 9'6 (3.61m x 2.90m)
 A LOVELY DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting and extensive fitted wardrobes with partial glass mirrored and obscure sliding doors. uPVC double glazed window to the rear elevation. Enjoying a wonderful outlook over the rear garden and unspoiled aspect behind. Max measurements provided up to fitted wardrobes.

BEDROOM TWO: 13'7 x 11'5 (4.14m x 3.48m)
 A FURTHER DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

BEDROOM THREE: 8'3 x 5'10 (2.51m x 1.78m)
 A well-appointed single bedroom. Providing carpeted flooring, a double panel radiator, TV point and ceiling light fitting. Triangulated uPVC double glazed window to the front elevation.

FAMILY BATHROOM: 8'5 x 5'10 (2.57m x 1.78m)
 OF STUNNING MODERN DESIGN. Providing patterned tile-effect vinyl flooring. A P-shaped bath with chrome mixer tap and over-head showering facility and clear-glass shower screen with floor to ceiling white tiled splash backs. A low-level W.C with integrated push-button flush. Ceramic wash hand basin with chrome mixer tap. Inset to a range of fitted vanity storage units, with wood-effect laminate work surfaces over and partial mosaic-style tiled splash backs. Chrome heated towel rail, recessed ceiling spotlights, extractor fan and a obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:
 The property enjoys a wonderful corner plot position. The front aspect is greeted by an extensive block-paved driveway. Allowing ample off-street parking, a gravelled front garden, partial planted borders and a wall-enclosed front and side boundary. Access to the front door, via the storm porch. A secure left side access gate opens into the delightfully landscaped garden. Predominantly laid to lawn with partial planted borders and an extensive Indian sandstone patio. There is provision for two garden sheds, an outside tap, double external power socket and three external up/ down lights to the rear elevation. The garden is further enhanced by a wonderfully unspoiled tree-lined outlook behind. Ensuring a high-degree of privacy, all year round. There are fully fenced side and rear boundaries.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a four year old 'VIESSMANN' combination boiler with 'HIVE' system, a functional alarm system and uPVC double glazing throughout. 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.

Approximate Size: 1,212 Square Ft.
 Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (62)

Local Information & Amenities:
 This property is conveniently located in a highly sought after residential location. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

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 a appointment, please contact us on: 01636 558 540.

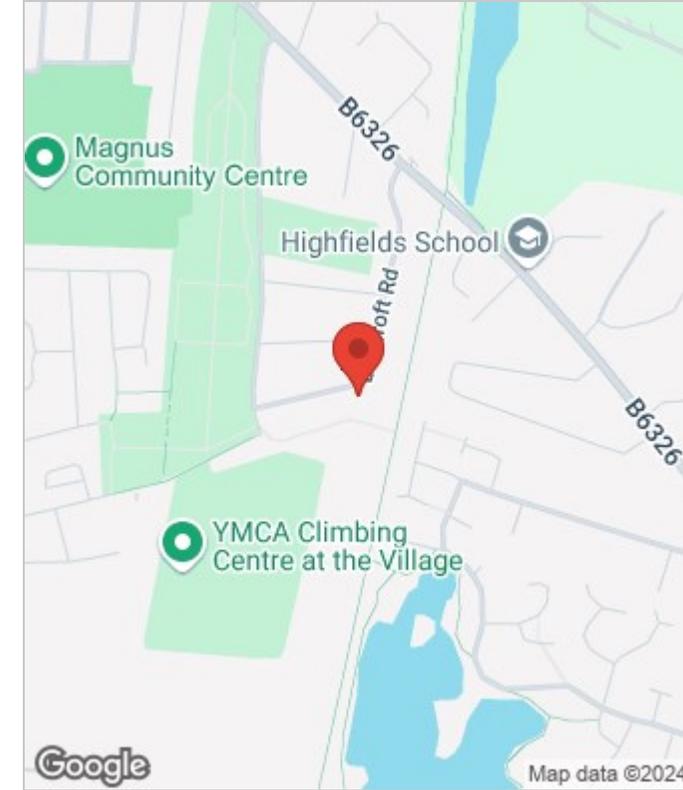
Money Laundering Regulations:
 Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

