Marlborough Court, Newark

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OLIVER REILLY

Marlborough Court, Newark

Guide Price £290,000

- SUBSTANTIAL DETACHED BUNGALOW
- HUGELY POPULAR EXECUTIVE CUL-DE-SAC
- SPACIOUS DINING KITCHEN & UTILITY ROOM
- ATTACHED GARAGE & MULTI-VEHICLE DRIVEWAY
- A BLANK CANVAS & CHANCE TO MAKE YOUR OWN
- THREE EXCELLENT SIZED BEDROOMS
- GENEROUS 19FT LIVING ROOM & CONSERVATORY
- FOUR-PIECE BATHROOM & EN-SUITE TO THE MASTER
- GREAT 0.13 OF AN ACRE PLOT WITH GREAT POTENTIAL
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

LOCATION! LOCATION! LOCATION!!!

This is a wonderful opportunity to acquire an IMPOSING, SUBSTANTIAL & POTENTIAL-FILLED detached bungalow, constructed in the late 1990s and now POISED & READY FOR A NEW LEASE OF LIFE!

Lovingly maintained for many years, this impressive residence offers an exciting opportunity for its next owner to modernise and personalise to their own taste. Occupying a HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC, the bungalow combines a peaceful setting with excellent convenience within easy reach of the Town Centre and major road networks, whilst enjoying a short stroll across to the popular Sconce & Devon Park.

The property boasts EXCELLENT KERB APPEAL and an intelligently designed layout, providing in excess of 1,300 sq ft of accommodation with considerable scope for a cosmetic transformation.

The versatile internal layout comprises: Entrance hall leading into an inviting inner reception hall, a substantial19FT LIVING ROOM, an EQUALLY LARGE 19FT DINING KITCHEN, separate utility room and conservatory.

A connecting inner hallway leads to THREE WELL-APPOINTED BEDROOMS & a four-piece bathroom. The bay-fronted master bedroom is further enhanced by EXTENSIVE FITTED WARDROBES & an EN-SUITE SHOWER ROOM.

Externally, the bungalow occupies an ENVIABLE 0.13 OF AN ACRE WRAP-AROUND PLOT! Approached via a generous block-paved driveway providing parking for multiple vehicles, leading to the ATTACHED GARAGE. Equipped with power, lighting and a modern combination boiler.

To the rear, the garden offers a private and secluded setting with plenty of scope for you to make your mark! Along with a secluded paved seating area conveniently accessed from the side conservatory.

Offering a SMART LAYOUT, SURPRISING SPACE & GREAT SCOPE, this impressive detached bungalow represents a fantastic opportunity to create a truly individual home in one of Newark's most desirable locations.

Available with NO ONWARD CHAIN! It's time to make this wonderful residence your o

ENTRANCE HALL: 7'1 x 4'11 (2.16m x 1.50m)

INNER RECEPTION HALL: 11'9 x 5'4 (3.58m x 1.63m)

GENEROUS LIVING ROOM: 19'3 x 13'1 (5.87m x 3.99m)

SPACIOUS DINING KITCHEN: 18'8 x 9'9 (5.69m x 2.97m)

UTILITY ROOM: 7'8 x 5'4 (2.34m x 1.63m)

CONSERVATORY: 10'0 x 7'10 (3.05m x 2.39m)
Of part brick and timber construction, with a sloped poly-carbonate roof. Providing tiled flooring, power and a wall light fitting. Wooden double glazed windows to the front, rear and side elevations. A wooden personal door leads out to a lovely and secluded paved seating area.

INNER HALLWAY: 14'8 x 3'3 (4.47m x 0.99m)

BAY-FRONTED MASTER BEDROOM: 13'5 x 12'3 (4.09m x 3.73m)
Max measurements provided into bay-window.

EN-SUITE SHOWER ROOM: 8'3 x 5'5 (2.51m x 1.65m)

BEDROOM TWO: 10'1 x 9'8 (3.07m x 2.95m)

BEDROOM THREE: 9'10 x 8'3 (3.00m x 2.51m)

FOUR-PIECE BATHROOM: 9'9 x 9'1 (2.97m x 2.77m)

ATTACHED GARAGE: 18'9 x 9'5 (5.72m x 2.87m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and extensive over-head boarding, providing useful additional storage. Access to a modern 'GLOW WORM' gas combination boiler. Double glazed window to the right side elevation. A wooden rear personal door opens out to the garden. The garage boasts great scope to be adapted into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:

This highly attractive and executive detached bungalow enjoys an enviable residential position within a quiet and well-designed residential cul-de-sac, conveniently located close to the Town Centre.

To the front, the property benefits from dropped kerb vehicular access onto an extensive block-paved driveway, providing ample parking for multiple vehicles and leading down to the attached garage, with an external wall light and up to the front entrance door.

The manageable front garden is predominantly laid to lawn and complemented by a selection of established bushes and shrubs. The open front and side boundaries create an attractive approach, with a block-paved pathway extending along the left-hand side of the property. Leading to a secure wooden pedestrian gate, opening into a well-proportioned paved seating area/courtyard with surrounding borders. From here, the garden continues around to the well-appointed and enclosed rear garden, which is predominantly laid to lawn and enhanced by a variety of established bushes and shrubs.

Further external features include an outside tap, external security lighting and a paved pathway leading to a rear pedestrian door providing additional access into the attached garage. The garden is enclosed by fully fenced side and rear boundaries.

Approximate Size: 1,360 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'GLOW WORM' combination boiler, serviced in the last 12 months and 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.

Tenure: Freehold

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating 'C'

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.

Marlborough Court:

Marlborough Court was developed in the mid 1990's with a complimentary small number of detached bungalows set in this attractive area. The surrounding Valley Prospect and Marlborough Close areas are long established with a variety of predominantly 1960's built bungalows and houses in the immediate areas. There are good regular bus services through Valley Prospect and Hawton Road to the town centre. Schools and local shops are conveniently situated.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, approximately 1 mile 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 backs onto the delightful Scone and Devon park, perfect for idyllic walks with the dog!

Viewing Arrangements:

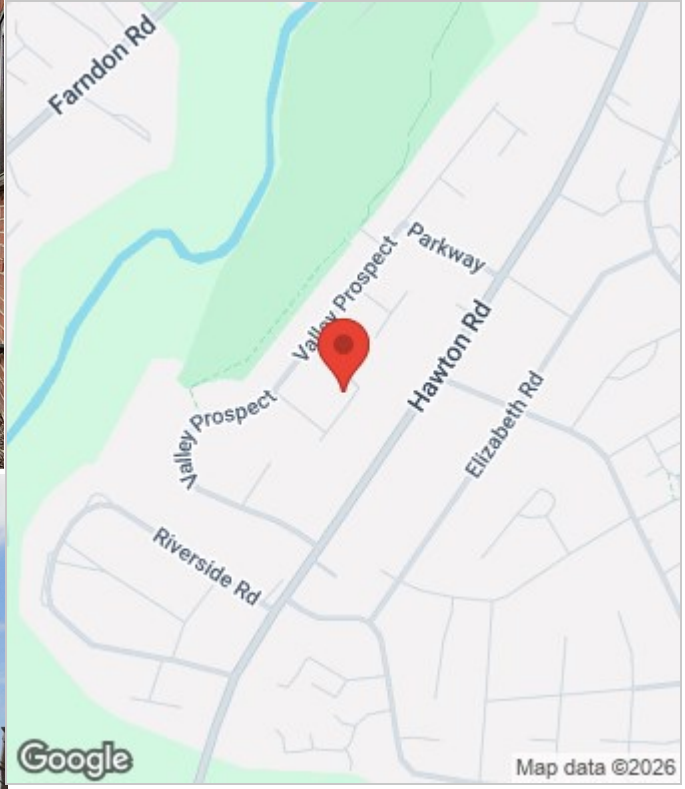
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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