Woodlands Close, Newark

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OLIVER REILLY

Woodlands Close, Newark

Guide Price £250,000 - £260,000

- WELL-MAINTAINED DETACHED HOME
- LOVELY RESIDENTIAL CUL-DE-SAC
- EXPANSIVE DINING KITCHEN
- LARGE FRONT GARDEN & LOW-MAINTENANCE REAR GARDEN
- CLOSE TO TOWN CENTRE, AMENITIES & MAIN ROAD LINKS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- A BLANK CANVAS! SCOPE TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £250,000 - £260,000. A TRULY LOVELY LOCATION!
You're truly spoilt for the position of this eye-catching detached residence. STANDING PROUD at the head of a QUIET, CHARMING & CONVENIENT cul-de-sac. Situated in the fashionable Hawton Road vicinity. A stones throw away from the Town Centre, main road links and the hugely popular Sconce & Devon Park.
This IMPECCABLY MAINTAINED home is presented in MOVE IN READY condition, whilst allowing a GREAT OPPORTUNITY for you to MAKE YOUR OWN MARK by decorating/ adapting the current space, to suit your own desires.
The DECEPTIVELY SPACIOUS internal layout comprises: Entrance porch, an inviting inner hallway, generous lounge OPEN-PLAN through to a separate sitting/ dining room and an EXTENSIVE DINING KITCHEN.
The first floor landing hosts a three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is strongly enhanced by EXTENSIVE FITTED WARDROBES.
Externally, the house commands a CRACKING CORNER PLOT. Hosting a large front garden, multi-vehicle driveway and an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and wonderful scope to be adapted into additional living space. Subject to relevant approvals.
The charming, low-maintenance and private rear garden presents a delightful outside escape, equally relying on you to create your own tranquil setting.
Additional benefits of this highly regarded HANDSOME HOME include uPVC double glazing and gas central heating.
What's not to love? STEP INSIDE TODAY!... to gain a full sense of appreciation of the POTENTIAL, PRIVACY & POSSIBILITIES! Marketed with NO ONWARD CHAIN!!!

PORCH:	7'1 x 2'2 (2.16m x 0.66m)
ENTRANCE HALL:	13'9 x 5'10 (4.19m x 1.78m)
LOUNGE:	12'5 x 12'5 (3.78m x 3.78m)
SITTING/ DINING ROOM:	9'7 x 8'6 (2.92m x 2.59m)
GENEROUS DINING KITCHEN: Max measurements provided.	17'5 x 10'2 (5.31m x 3.10m)
FIRST FLOOR LANDING:	8'6 x 6'6 (2.59m x 1.98m)
MASTER BEDROOM: Max measurements provided.	11'10 x 11'8 (3.61m x 3.56m)
BEDROOM TWO: Max measurements provided.	12'1 x 10'4 (3.68m x 3.15m)
BEDROOM THREE:	8'5 x 7'5 (2.57m x 2.26m)
FAMILY BATHROOM:	6'7 x 5'5 (2.01m x 1.65m)
INTEGRAL SINGLE GARAGE:	16'5 x 8'2 (5.00m x 2.49m)

Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit and gas/electricity meters. Single glazed wooden window to the right side elevation. Posing great scope to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:
This lovely detached residence occupies a marvellous position on a quiet residential cul-de-sac. Only moment away from the Town Centre and on-hand amenities. The property occupies a lovely corner plot. Greeted with a multi-car driveway. leading to an INTEGRAL SINGLE GARAGE. A concrete pathway leads up to the front entrance porch, with external light. The delightful and well-appointed front garden is predominantly laid to lawn. Enhanced by complementary planted borders. a mature tree and low-level walled boundaries. There are also fenced side boundaries and a right sided wrought-iron personal gate, with external wall light, leading down to the ENCLOSED LOW-MAINTENANCE REAR GARDEN. Predominantly hard-landscaped Hosting a generous concrete seating/ entertainment area. There are steps up to a raised gravelled seating/ planting area, with walled borders. Hosting a variety of established planted bushes and shrubs. There is an outside tap, fully fenced side and rear boundaries.

Approximate Size: 1,100 Square Ft.
Measurements are approximate and for guidance only. This includes the integral single garage.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden window in the integral garage.
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: 'D' (65)
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, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

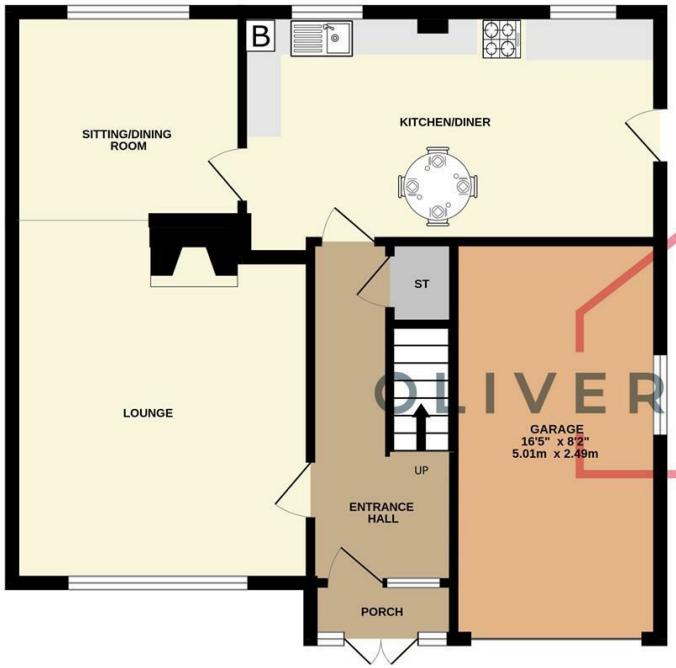
Local Information & Amenities:
This property is conveniently located in a highly sought after residential location, approximately 1.2 miles away from the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques 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.

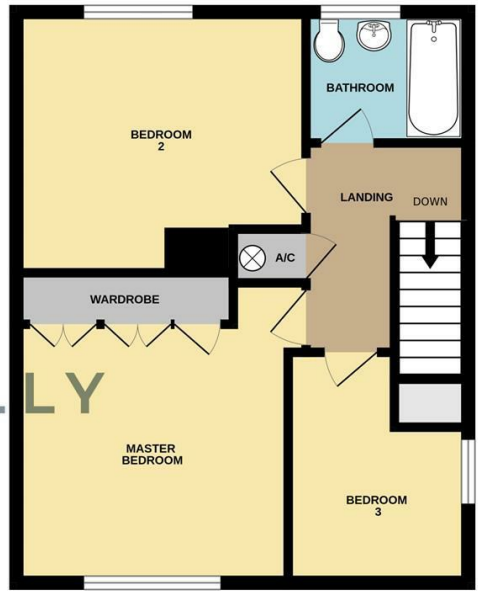
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

GROUND FLOOR



1ST FLOOR



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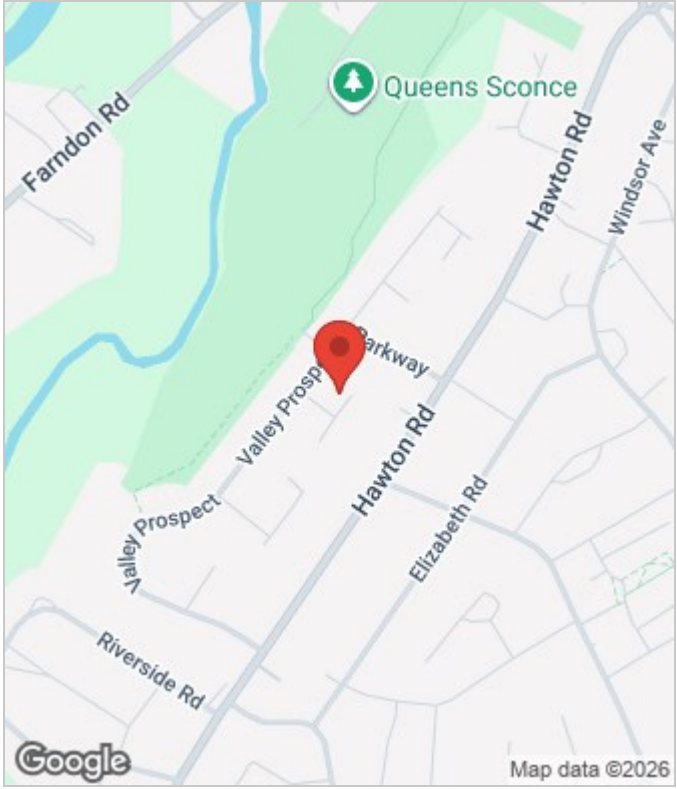

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(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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