Cloverfield Place, Middlebeck, Newark

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OLIVER REILLY

Cloverfield Place, Middlebeck, Newark

Guide Price £240,000 - £260,000

- CONTEMPORARY SEMI-DETACHED HOME
- POPULAR, CENTRAL & CONVENIENT LOCATION
- MARVELLOUS OPEN-PLAN DINING KITCHEN
- LARGER THAN AVERAGE REAR GARDEN
- EASE OF ACCESS TO SCHOOLS, AMENTIES & MAIN ROADS
- THREE BEDROOMS (TWO WITH FITTED WARDROBES)
- GF W.C & FOUR-PIECE FAMILY BATHROOM
- SIZEABLE LOUNGE & UTILITY STORE
- MULTI-VEHCILE TARMAC DRIVEWAY & ADDITIONAL SPACE
- EXCELLENT SPECIFICATION! Tenure: Freehold. EPC 'B'

Guide Price: £240,000 - £250,000. MODERN LIVING AT ITS BEST!!!
Contemporary quality meets cracking convenience!.. This eye-catching semi-detached home is perfectly positioned in a highly renowned location. Close to Newark Town Centre and Balderton. Surrounded by a cast range of excellent on hand amenities and great transport links, with ease of access onto the A1 & A46 corridor's.
This BRIGHT & BEAUTIFUL home is crying out for your instant appreciation. Having been constructed in 2021 and remaining under NHBC warranty, this warm and welcoming residence will INSTANTLY FEEL LIKE HOME!
The well-proportioned internal layout comprises: Inviting entrance hall, a ground floor W.C, a sizeable lounge and a FABULOUS 17FT OPEN-PLAN DINING KITCHEN. Showcasing a range of integrated modern appliances, three large Velux roof lights, a fitted utility cupboard and French doors, opening out to a sizeable garden.
The first floor provides THREE BEDROOMS. Two of which are enhanced by EXTENSIVE FITTED WARDROBES and a SUPERB FOUR-PIECE FAMILY BATHROOM.
Externally, the property enjoys a delightful position, set back from the road, greeted with a MULTI-VEHICLE TANDEM DRIVEWAY, provision for an EV charger and an ADDITIONAL PARKING SPACE. Located directly in front of the house.
The larger than average rear garden is a great external escape, suitable for the whole family! With a spacious paved seating/ entertaining area. Leaving much to the imagination, for you to make it your own!
Additional benefits of this STRIKING, STYLIHS & SOPHISTOCATED SEMI include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: B).
This is the THE ONE YOU'VE BEEN WAITING FOR! Do not delay, book your viewing TODAY!

ENTRANCE HALL:	11'9 x 3'8 (3.58m x 1.12m)
GROUND FLOOR W.C:	6'2 x 3'2 (1.88m x 0.97m)
LOUNGE:	14'8 x 9'9 (4.47m x 2.97m)
WONDERFUL OPEN-PLAN DINING KITCHEN: Max measurements provided.	17'5 x 16'4 (5.31m x 4.98m)
UTILITY CUPBOARD:	6'5 x 3'4 (1.96m x 1.02m)
FIRST FLOOR LANDING:	8'2 x 4'1 (2.49m x 1.24m)
MASTER BEDROOM: A DOUBLE BEDROOM. Enhanced by a fitted wardrobes with sliding doors.	11'2 x 8'7 (3.40m x 2.62m)
BEDROOM TWO: A FURTHER DOUBLE BEDROOM. Enhanced by a fitted wardrobes with sliding doors.	10'1 x 8'7 (3.07m x 2.62m)
BEDROOM THREE:	8'5 x 6'5 (2.57m x 1.96m)
STYLISH FOUR-PIECE BATHROOM:	8'5 x 6'2 (2.57m x 1.88m)

EXTERNALLY:
This lovely modern home is set in a great convenient position. Close to amenities and main roads. The front aspect is greeted with an extensive MULTI-VEHCILE TANDEM TARMAC DRIVEWAY, with provision for an EV charger and access to the concealed gas/ electricity meters. An additional parking space is also provided, directly in front of the house. A paved pathway leads to the front entrance door, with external up/ down light and storm canopy above. The front garden is laid to lawn, with partially planted borders.
The GENEROUS REAR GARDEN is a wonderful external escape. Predominantly laid to lawn. Of minimal maintenance and maximum enjoyment. Hosting a large paved patio, Provision for a garden shed. There is an outside tap, external wall light a right sided wooden personal gate, opening onto the driveway. Fully fenced side and rear boundaries.

Approximate Size: 815 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.
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 'B'

EPC: Energy Performance Rating: 'B' (84)
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.

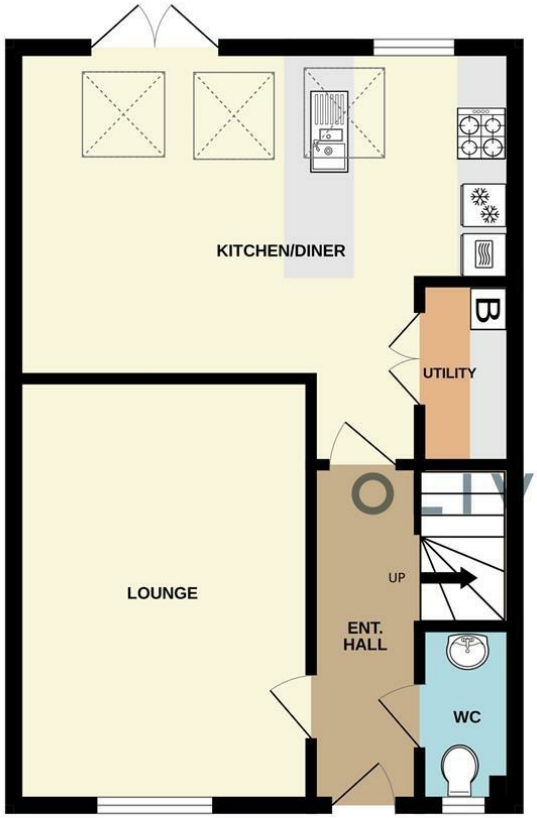
Local Information & Amenities:
This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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 an appointment, please contact us on: 01636 558 540.

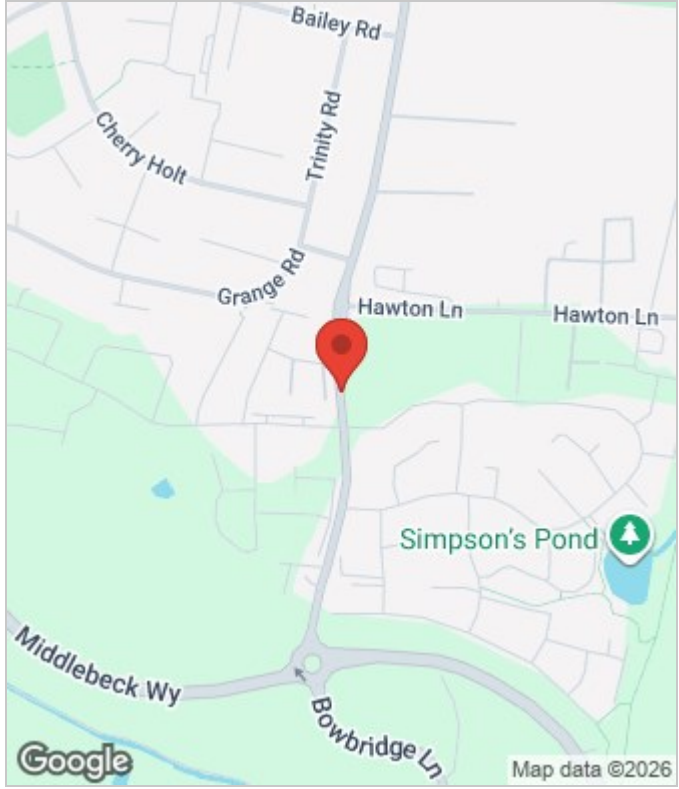
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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