Marigold Way, Middlebeck, Newark

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OLIVER REILLY

Marigold Way, Middlebeck, Newark

Guide Price £350,000 - £395,000

- STUNNING DETACHED FAMILY HOME
- DESIRABLE MODERN-DAY LOCATION
- GF W.C & UTILITY ROOM
- BEAUTIFULLY LANDSCAPED WALLED GARDEN
- ACCESS TO MAIN ROADS, SCHOOLS & AMENITIES
- FOUR WELL-PROPORTIONED BEDROOMS
- FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'B' (85)

Guide Price: £350,000–£375,000 *NO CHAIN!*

This impressive detached family home occupies an enviable corner plot within a popular location! Beautifully presented throughout, combining generous proportions, stylish neutral décor and a thoughtfully landscaped garden, creating an ideal residence ready to MOVE STRAIGHT INTO!

Offering in excess of 1,300 sq ft of accommodation, the property has a BRIGHT, SPACIOUS & FREE-FLOWING LAYOUT! Welcomed by an entrance hall, ground floor W.C and a generous dual-aspect living room. The standout feature of the home is the MAGNIFICENT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN!

Designed with modern living & entertaining in mind, this impressive space features a range of integrated appliances, a characterful side-bay window and a substantial sitting area flooded with natural light from multiple Velux roof windows. French doors open directly onto a paved seating area in the rear garden, creating an effortless connection between indoor and outdoor living. A separate utility room is also conveniently accessed from the kitchen.

Upstairs, the first-floor landing leads to FOUR WELL-PROPORTIONED BEDROOMS and a stylish four-piece family bathroom. The bay-fronted master bedroom further benefits from its own EN-SUITE SHOWER ROOM.

Outside, the property enjoys excellent kerb appeal and an attractive corner-plot position. The beautifully landscaped rear garden is partially enclosed by brick walls and has been carefully designed to provide a variety of private seating/relaxation areas! perfect for entertaining or unwinding.

To the front, a MULTI-VEHICLE DRIVEWAY provides ample parking, leading to a LARGE DETACHED GARAGE. Complete with power, lighting & great potential to be adapted for a variety of uses. Subject to any necessary permissions.

Further benefits include uPVC double glazing, gas central heating via a HIVE SYSTEM, an impressive EPC rating of B, & the remainder of NHBC warranty.

This is MODERN FAMILY LIVING, BEAUTIFULLY DONE!

ENTRANCE HALL:	12'2 x 6'2 (3.71m x 1.88m)
GROUND FLOOR W.C:	6'3 x 2'10 (1.91m x 0.86m)
DUAL-ASPECT LIVING ROOM Max measurements provided into bay-window.	24'4 x 10'9 (7.42m x 3.28m)
STYLISH MODERN KITCHEN:	12'2 x 10'2 (3.71m x 3.10m)
OPEN-PLAN LIVING/DINING SPACE: Max measurements provided into bay-window.	17'1 x 13'4 (5.21m x 4.06m)
UTILITY ROOM:	7'1 x 6'3 (2.16m x 1.91m)
FIRST FLOOR LANDING: Max measurements provided.	9'9 x 8'6 (2.97m x 2.59m)
MASTER BEDROOM: Max measurements provided into bay-window.	13'4 x 11'5 (4.06m x 3.48m)
EN-SUITE SHOWER ROOM:	7'9 x 4'6 (2.36m x 1.37m)
DUAL-ASPECT BEDROOM TWO:	11'1 x 10'2 (3.38m x 3.10m)
BEDROOM THREE:	10'5 x 8'6 (3.18m x 2.59m)
BEDROOM FOUR:	10'1 x 7'5 (3.07m x 2.26m)
FOUR-PIECE FAMILY BATHROOM:	9'10 x 5'6 (3.00m x 1.68m)
SINGLE GARAGE:	19'8 x 10'1 (5.99m x 3.07m)

Of brick built construction, with a pitched tiled roof. Showcasing great scope to be adapted/ converted for a variety of uses. Subject to relevant approvals. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage. uPVC double glazed French doors open out to the lovely low-maintenance garden.

EXTERNALLY:

The property commands a generous corner plot position, retaining a high-degree of kerb appeal. The front aspect is greeted with paved steps up to the front entrance door, with external up/ down light and storm canopy above. The front garden provides a range of established plants and shrubs. The left side aspect occupies a MULTI-VEHICLE tandem tarmac driveway, with access into the large garage. A timber personal access gate opens into a WELL-APPOINTED and BEAUTIFULLY LANDSCAPED rear garden. Having been professionally hard landscaped. Enjoying a variety of paved seating areas and predominantly slate shingled. There is a secluded decked seating area at the bottom of the garden, a range of complementary bushes, shrubs and trees, which are progressing to create an extra level of privacy. There are part walled, brick pillared and fenced boundaries, an outside tap, range of external lights, a double external power socket and personal access into the garage, via uPVC double glazed French doors.

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.

Approximate Size: 1,352 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'B' (85)

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:

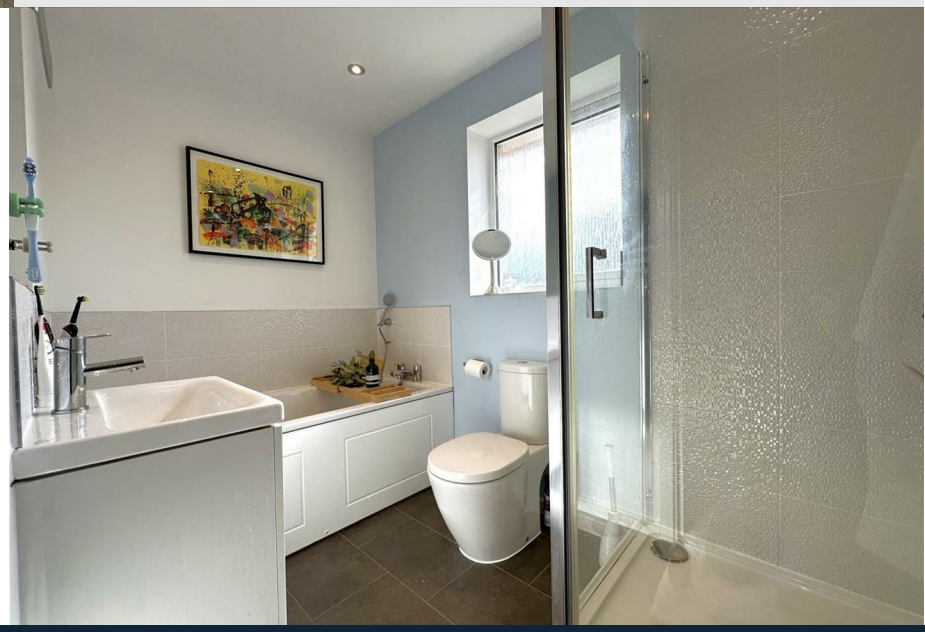
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

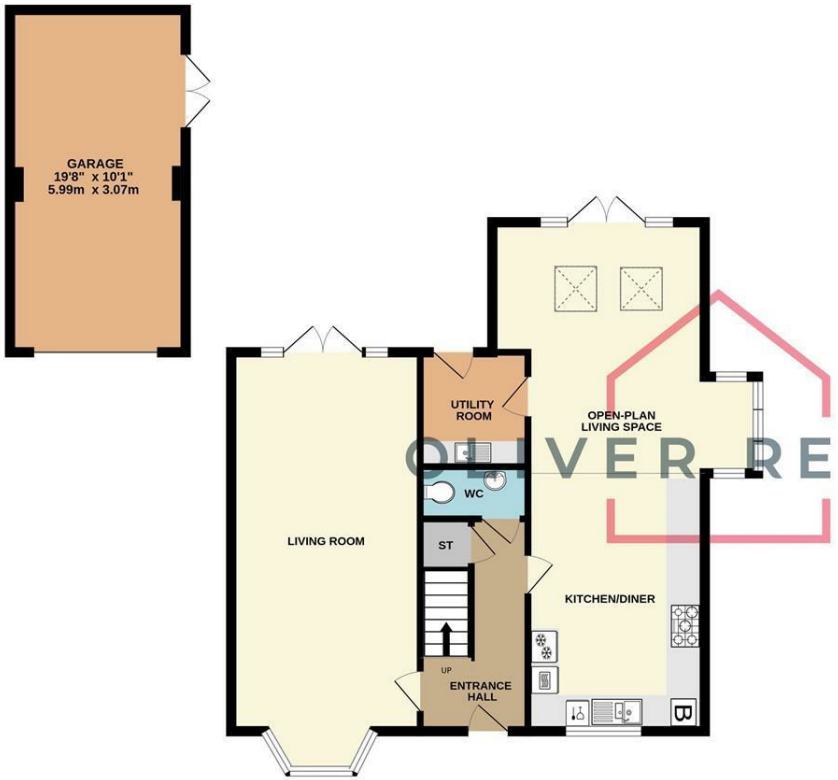
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

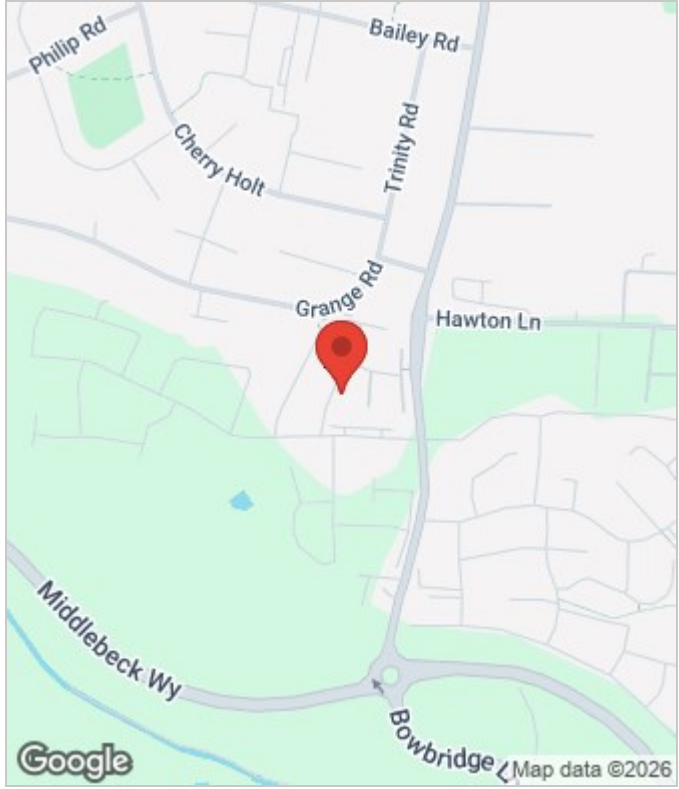


GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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