



Lyndale, Beacon Hill Road,

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OLIVER REILLY



Lyndale, Beacon Hill Road, Newark

- INDIVIDUAL NON-ESTATE DETACHED HOME
- HIGHLY PRIVATE SETTING. EASE OF ACCESS ONTO A1/A46
- STUNNING OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C & UTILITY ROOM
- SUPERB FAMILY ENTERTAINMENT ROOM/ HOME BAR
- FOUR/FIVE BEDROOMS. TWO EN-SUITES & FAMILY BATHROOM
- DETACHED TWO BEDROOMS ANNEXE WITH SINGLE GARAGE
- GENEROUS DOUBLE BOW-FRONTED FAMILY/LIVING ROOM
- TWO INTEGRAL GARAGES & SUBSTANTIAL GATED DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'tbc'

A HOME OF DREAMS! WITH A **DETACHED TWO BEDROOM ANNEXE** & THREE GARAGES!

Take a look at this absolute GEM of a property! Located within a highly sought-after non-estate location, close to a range of great amenities ease of access onto the A1 & A46. This exceptional home is set to LEAVE A LASTING IMPRESSION... with no expense spared, both inside and out. Having been SIGNIFICANTLY IMPROVED to create a sensational residence of TRUE DISTINCTION! The property hosts a gorgeous free-flowing layout, spanning almost 2,500 square/ft of accommodation comprising: Entrance porch, an inviting reception hall, a ground floor W.C, HUGE LIVING/ FAMILY ROOM with two bay-windows and an eye-catching media wall. The heart of the home truly lies in the 26FT OPEN-PLAN living/dining family kitchen. Hosting a range of integrated 'NEFF' appliances and BI-FOLD DOORS. There is a hugely functional side passage leading to a separate utility room and a MAGNIFICENT 28FT FAMILY ENTERTAINMENT ROOM, with a home bar, BI-FOLD DOORS and an en-suite shower room. This space could be used as a further bedroom. There are TWO INTEGRAL GARAGES. Both with power, lighting and scope to be utilised into additional living space. The first floor hosts FOUR DOUBLE BEDROOMS. Two of which provide fitted wardrobes. The master bedroom boasts a LUXURIOUS EN-SUITE SHOWER. Equally matched by a STUNNING FOUR-PIECE FAMILY BATHROOM. Externally, the 0.35 of an acre private plot is greeted via an ELECTRIC GATED ENTRANCE. Onto a substantial driveway. Sufficient for a range of vehicles. Including a caravan/ motor home. The extensive rear garden retains a high-degree of privacy, with a pathway leading down to a DETACHED TWO BEDROOM ANNEXE. Hosting a superb OPEN-PLAN living/ dining kitchen space, shower room and utility, with access to a further DETACHED GARAGE.

Further benefits include uPVC double glazing throughout, gas central heating, panoramic CCTV and an alarm system. STEP INSIDE and we'll let the house do the talking!



ENTRANCE PORCH: 4'10 x 4'8 (1.47m x 1.42m)
Accessed via complementary obscure block composite front entrance door. With uPVC double glazed windows to both side elevations. Wood-effect laminate flooring, double panel radiator and wall light fitting. Access into the reception hall.

INVITING RECEPTION HALL: 13'5 x 11'9 (4.09m x 3.58m)
Accessed via a clear glazed composite front door with left and right full height uPVC double glazed side panel. Complementary wood-effect laminate flooring. Grey carpeted stairs with oak handrail and clear glass balustrade rise to the first floor. Obscure oval paned uPVC double glazed window to the front elevation. Wall mounted electronic alarm control system. Anthracite grey double panel radiator, central ceiling light fitting, smoke alarm, under stairs storage cupboard. Partial exposed wall panelling. Access into one of two integral garages, the large living/ family room, open-plan dining kitchen and ground floor W.C. All via oak internal doors. Max measurements provided.

GROUND FLOOR W.C: 6'10 x 2'10 (2.08m x 0.86m)
With continuation of the wood-effect laminate flooring. Housing a low-level W.C with push-button flush. White ceramic wash hand basin with brass mixer tap. Inset to a fitted vanity storage unit with white bevelled medium height wall tiling behind. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Complementary obscure port-hole uPVC double glazed window to the front elevation.

SUPERB OPEN-PLAN DINING KITCHEN: 25'7 x 11'9 (7.80m x 3.58m)
A wonderful multi-purposes living/ dining space, with continuation of the wood-effect laminate flooring. The living space provides two stylish anthracite grey vertical radiators, recessed ceiling spotlights, PIR alarm sensor. uPVC double glazed BI-FOLD DOORS open out to an extensive paved outdoor entertainment space, within the copious garden.
The kitchen space is of a STUNNING CONTEMPORARY DESIGN. Hosting a vast range of a wall and base units with marble effect QUARTZ work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with Quartz routed drainer flexi-spray mixer tap. Integrated 'NEFF' appliances consist of a four ring induction hob with integrated extractor hood above. Medium height double oven and microwave provision integrated dishwasher and provision for an American-style fridge freezer. Recessed ceiling spotlights. Fitted breakfast island with three ceiling light fittings above. uPVC double glazed bow-window to the front elevation. Access into the reception hall.

LARGE LIVING/FAMILY ROOM: 21'8 x 15'1 (6.60m x 4.60m)
A sublime reception room. Providing luxurious carpeted flooring, two anthracite grey double panel radiators, extensive recessed ceiling spotlights. A vast range of power sockets with USB connectivity points. Complementary media wall with inset feature fire, fitted storage cupboards and recessed shelving. Two walk-in bays, hosting uPVC double glazed windows to the rear elevation and one set of uPVC double glazed French doors, opening into the garden. Max measurements provided into both bow-windows.

SIDE LOBBY: 20'10 x 2'8 (6.35m x 0.81m)
Accessed via a uPVC double glazed side door within the open-plan dining kitchen. With laminate flooring, extensive recessed ceiling spotlights, smoke alarm, double panel radiator. Access into one of two integral garages and the utility room. Anthracite grey uPVC front and rear access door, leading to the driveway and rear garden respectively.



BEDROOM TWO: 15'4 x 11'10 (4.67m x 3.61m)
A lovely DOUBLE bedroom, providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a TV/Internet connectivity point. Walk-in bay with uPVC double glazed windows to the rear elevation, overlooking the large and private rear garden. Max measurements provided into bow-window.

BEDROOM THREE: 12'1 x 9'10 (3.68m x 3.00m)
A further DOUBLE bedroom, located at the front of the house with a grey carpeted flooring, a ceiling light fitting, a double panel radiator, TV/Internet connectivity point, fitted wardrobe and a uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM FOUR: 11'9 x 8'7 (3.58m x 2.62m)
A lovely DOUBLE bedroom, providing grey carpeted flooring, a ceiling light, fitting double panel, radiator, TV/Internet connectivity points and a uPVC double glazed window to the rear elevation. Overlooking the large private garden.

FAMILY BATHROOM: 9'8 x 8'8 (2.95m x 2.64m)
Of beautiful contemporary design. Providing floor to ceiling grey ceramic tiling. A freestanding roll-top bath with high-level chrome mixer tap and handheld overhead shower facility. A low-level W.C with push-button flush. White ceramic wash hand basin with chrome mixer tap. Inset to a light grey high gloss vanity storage cupboard with an illuminated vanity mirror above. Wall inset 'WATER VIEW' TV. Walk-in shower with rainfall-effect mains shower facility above, additional handheld shower-head above and wall inset shelving with inset spotlight. Complementary two-tone floor to ceiling ceramic tiling. Large chrome heated towel rail, extractor fan and an obscure uPVC double glazed window to the front elevation.

Approximate Size: 2,490 Square Ft.
Measurements are approximate and for guidance only.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

UTILITY ROOM: 9'4 x 4'0 (2.84m x 1.22m)
Accessed via an oak internal door. With wood effect laminate flooring. Hosting fitted high-gloss grey wall and base units with wood-effect roll-top work surfaces over up-stands. Inset stainless steel sink with chrome mixer tap and drainer. Under-counter provision for a washing machine. Recessed ceiling spotlights, black heated towel rail and a smoke alarm.

INTEGRAL GARAGE 1: 16'2 x 9'6 (4.93m x 2.90m)
Accessed via a manual up / over garage door. Providing recessed ceiling spot lights. Smoke alarm, power sockets and a double panel radiator. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals.

INTEGRAL GARAGE 2: 16'2 x 8'6 (4.93m x 2.59m)
With manual up/ over garage door. Providing extensive power sockets, CCTV, recessed ceiling spotlights. Access to the gas meter, electrical RCD consumer unit and a large fitted storage cupboard housing, the gas fired boiler. Offering further scope to be utilised into additional living accommodation. Subject to relevant approvals.

FAMILY ENTERTAINMENT ROOM/ BEDROOM FIVE: 28'1 x 13'1 (8.56m x 3.99m)
Accessed via a secure uPVC side entrance door with Parquet-style laminate flooring. An extensive range of recessed ceiling spotlights with dimmer switches, two complementary anthracite grey radiators, TV/telephone/Internet connectivity points, a separate consumer unit and an eye-catching handmade bar with oak work surfaces. Inset stainless steel sink with mixer tap. Under counter sliding drawer base units. Provision for a double fridge. Extensive shelving and a large back bar. uPVC double glazed window to the rear elevation. Extensive BI-FOLD DOORS open out onto a large paved entertainment area. Internal access into the en-suite shower room via an oak internal door. Max measurements provided.

GROUND FLOOR SHOWER ROOM: 8'6 x 5'5 (2.59m x 1.65m)
With continuation of the Parquet-effect laminate flooring. Providing a fitted shower cubicle with mains shower facility and floor to ceiling ceramic wall tiling. A low-level W.C with push-button flush. White ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted vanity drawer storage unit. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING: 23'9 x 3'1 (7.24m x 0.94m)
With grey carpeted flooring, recessed ceiling spotlights, smoke alarm, loft hatch access point, PIR alarm sensor, double panel radiator, uPVC double glazed window to the left side elevation. Access into the family bathroom and all four DOUBLE bedrooms, all via complementary oak internal doors.

MASTER BEDROOM: 15'4 x 11'10 (4.67m x 3.61m)
A copious DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator, TV/Internet connectivity points and extensive fitted wardrobes with mirrored glass sliding doors. uPVC double glazed window to the rear elevation. Access into the master en-suite via a complementary oak internal door.

EN-SUITE SHOWER ROOM: 8'3 x 6'7 (2.51m x 2.01m)
Of luxurious modern design. Providing marble-effect ceramic tiled flooring, A large walk-in shower with mains shower facility, feature wall tiling, rainfall effect, shower-head and additional handheld shower-head. Wall inset shelving with recessed spotlights. A low-level W.C with integrated push-button flush. Wash hand basin with chrome mixer tap. Inset to a fitted high gloss grey vanity cupboard with an illuminated vanity mirror above. Majority floor to ceiling marble-effect wall tiling. A large anthracite grey heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the front elevation.





EXTERNALLY:

The property stands proud behind an electric gated entrance, onto a substantial gravelled driveway. Boasting AMPLE OFF-STREET PARKING for a wide range of vehicles, including a caravan/ motor home. There are established borders, a range of external up/ down lights, paved frontage, access into both integral garages and two external doors, leading into the house. There is a hedged side boundary and tree-lined front boundary, with slate shingles and a personnel gate leading onto Beacon Hill Road. A right sided gate leads down a side pathway, with outside tap to the well-appointed rear garden. Retaining a high-degree of privacy. Predominantly laid to lawn with an extensive paved entertainment area, with a variety of external up/ down lights. A paved pathway leads to the bottom of the garden to the annexe and detached garage. There are panoramic CCTV cameras to the front and rear aspects. The garden remains fully enclosed with majority fenced and partial hedged boundaries.

DETACHED TWO BEDROOM ANNEXE:

Located at the bottom of the garden.

ANNEXE: OPEN-PLAN LIVING/ DINING SPACE:

A large dual-aspect open plan space. Accessed via BI-FOLD doors to the front elevation. Providing complementary wood-effect LVT flooring. Recessed ceiling spotlights, two electric radiators, TV/ telephone connectivity points and an obscure uPVC double glazed window to the side elevation. Open-access through to the inner hall and kitchen area.

13'5 x 12'4 (4.09m x 3.76m)

ANNEXE: KITCHEN AREA:

Hosting an attractive modern kitchen with a vast range of shaker-style wall and base units with patterned grey flat edge work surfaces over and up-stands. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated 'CDA' four ring induction hob with stylish extractor hood above. integrated medium height electric oven. Integrated under counter fridge. uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side door gives access into the garden and to the detached garage.

9'3 x 6'3 (2.82m x 1.91m)

ANNEXE: UTILITY: 6'3 x 3'9 (1.91m x 1.14m)
With continuation of the LVT flooring. Providing a fitted work surface. Access to the hot water cylinder with thermostat above and recessed ceiling spotlights.

ANNEXE: INNER HALL: 13'1 x 2'6 (3.99m x 0.76m)
With continuation of the wood-effect LVT flooring, recessed ceiling spotlights and a smoke alarm. Giving access into the shower room and both bedrooms.

ANNEXE: MASTER BEDROOM: 15'1 x 9'6 (4.60m x 2.90m)
A generous DOUBLE bedroom providing grey carpet flooring, a wall mounted electric radiator, central ceiling light fitting and provision for an extensive range of wardrobes and drawers. uPVC double glazed window to the front elevation.

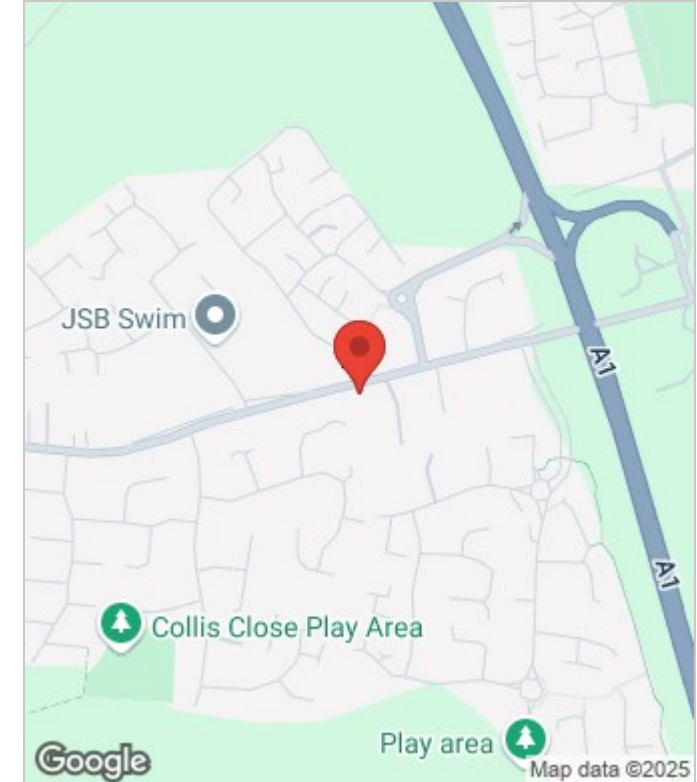
ANNEXE: BEDROOM TWO: 9'3 x 6'3 (2.82m x 1.91m)
With grey carpeted flooring, a central ceiling light fitting, loft hatch access point and a wall mounted electric radiator. uPVC double glazed window to the rear elevation.

ANNEXE: SHOWER ROOM: 8'4 x 6'3 (2.54m x 1.91m)
Of stylish modern design, providing complementary wood-effect LVT flooring. A double shower cubicle with floor to ceiling aqua boarding and mains shower facility. Low-level W.C with integrated push-button flush. A fitted vanity storage unit with shelving. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with marble effect laminate roll-top work surfaces over and illuminated vanity mirror above. Electric chrome heated towel rail. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

DETACHED GARAGE: 12'1 x 10'5 (3.68m x 3.18m)
Accessed via a manual up/ over garage door.

ANNEXE: Approximate Size: 550 Square Ft.
Measurements are approximate and for guidance only.

ANNEXE: Council Tax: Band 'A'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

