



Myvara, Hopyard Lane, Bathley, Newark

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OLIVER REILLY



Myvara, Hopyard Lane, Bathley, Newark

Guide Price £325,000 - £350,000

- ATTRACTIVE DETACHED BUNGALOW
- IDYLIC SEMI-RURAL LOCATION
- MODERN FITTED KITCHEN & UTILITY
- EXTENSIVE MULTI-CAR DRIVEWAY & EXTERNAL STORE
- IMPECCABLE PRESENTATION THROUGHOUT
- THREE BEDROOMS
- LARGE LOUNGE DINER & CONSERVATORY
- MULTI-FUNCTIONAL STUDY/ HOBBIES ROOM
- BEAUTIFULLY LANDSCAPED PLOT & RURAL OUTLOOK
- NO CHAIN! Tenure: Freehold EPC 'F'



RECEPTION HALL: 19'3 x 4'11 (5.87m x 1.50m)

A highly inviting entrance space. Accessed via an obscure panelled uPVC double glazed front door with full height obscure uPVC double glazed side panels. Providing complementary wood-effect laminate flooring with UNDER-FLOOR HEATING and control panel, ceiling light fitting, coving and a wall light fitting. Access into the multi-purposes hobbies room/ study. Internal double doors open into the generous living room.

LARGE LIVING ROOM: 15'7 x 11'3 (4.75m x 3.43m)

A generous reception room, with dual-access from the reception hall. Providing complementary wood-effect laminate flooring, a ceiling light fitting, coving and central feature fireplace with inset log burner and a raised hearth. uPVC double glazed window to the rear elevation. OPEN-PLAN access down to dining area. Max measurements for the total L-shaped space: 20'10 ft. x 15'7 ft. (6.35m x 4.75m).

DINING AREA: 9'3 x 7'2 (2.82m x 2.18m)

A lovely DUAL-ASPECT space, with continuation of the wood-effect laminate flooring. Hosting sufficient space for a dining table and chairs. Ceiling light fitting, wall mounted electric heater and a uPVC double glaze window to the side and rear elevation.

CONTEMPORARY KITCHEN: 12'9 x 10'2 (3.89m x 3.10m)

An excellent sized space, of modern design, with ceramic tiled flooring and UNDER-FLOOR HEATING with control panel. Housing a vast range of fitted maple wall and base units with patterned laminate roll-top work surfaces over, under-unit wall lighting and partial multi-coloured wall tiled splash back's. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated medium height 'NEFF' electric microwave double oven and separate integrated 'NEFF' induction hob with concealed extractor hood above. Integrated dishwasher, washing machine and freezer. Provision for a freestanding fridge freezer. Central breakfast bar providing preparation or dining space. Recessed filing spotlights, coving and a large uPVC double glazed window to the side elevation. uPVC double glazed French doors open into the spacious conservatory.

GENEROUS CONSERVATORY: 19'1 x 12'4 (5.82m x 3.76m)

Of park brick and uPVC construction, with a part sloped and pitched clear glass self-cleaning roof. Providing ceramic tiled flooring with UNDER-FLOOR HEATING and control panel, a wall light fitting, ceiling light fitting, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the garden with a wonderful rural outlook behind. Additional uPVC double glazed French doors to the side elevation open onto an extensive and secluded paved patio. Max measurements provided.

STUDY/HOBBIES ROOM: 11'10 x 7'10 (3.61m x 2.39m)

A spacious and multi-functional space. Providing carpeted flooring, a ceiling light fitting, extensive array of power sockets, a useful fitted double storage cupboard with access to the electric meter and electrical RCD consumer unit. Obscure panelled uPVC double glazed french doors open out to the large driveway. Internal access through to the utility.

UTILITY: 7'10 x 4'5 (2.39m x 1.35m)

With carpeted flooring, a fitted laminate roll-top work surface with under-counter plumbing/provision for a washing machine. Ceiling light fitting, coving, sufficient storage space and an obscure panelled uPVC double glazed external door, leading out onto the paved patio, in the private garden.

INNER HALLWAY: 15'8 x 2'9 (4.78m x 0.84m)

With wood-effect laminate flooring and UNDER-FLOOR HEATING. Ceiling light fitting, coving, smoke alarm, loft hatch access point and a fitted airing cupboard. Housing the hot water cylinder. Access into the kitchen, bathroom and all three bedrooms.

Guide Price: £325,000-£350,000. WELCOME TO THE GOOD LIFE..! **NO CHAIN!**

This splendid and substantial detached bungalow occupies a wonderful private plot, backing onto the open countryside. Captivated by peace and tranquility from every angle!

'Myvara' is a perfect representation of an impeccably presented home that's crying out for your instant appreciation. Enjoying a comprehensive yet versatile internal layout, spanning almost 1,200 square/ft of accommodation, comprising: An inviting reception hall, GENEROUS LIVING ROOM WITH LOG BURNER. Open-plan through to a DUAL-ASPECT dining area, a spacious modern kitchen with a range of integrated appliances and a WONDERFUL GLASS ROOF CONSERVATORY. Enhanced by the Idyllic outlook over the rolling countryside. Furthermore, the bungalow offers a multi-purpose study/ hobbies room, utility, inner hallway, THREE BEDROOMS and a lovely FOUR-PIECE BATHROOM.

Externally, the property stands on substantial and beautifully maintained 0.15 of an acre private plot. The front aspect is greeted by a SUBSTANTIAL MULTI-CAR DRIVEWAY. Ensuring ample parking for a range of vehicles, including a caravan/ motor home. The beautifully landscaped rear garden is the epitome of perfection! Having been cleverly designed to showcase an extensive paved seating area, with an integrated external store and a raised yet manageable garden with an ENDLESS APPRECIATION for the unspoiled rear outlook. Further benefits of this warm, welcoming and exceptionally well-presented home include uPVC double glazing throughout and electric heating with under-floor heating benefiting the reception hall, kitchen, bathroom and conservatory. The log burner in the living room equally enhances the warmth and flow within the bungalow.

VIEW IT & LOVE IT..! We promise you'll be in awe of the idyllic safe haven, substantial plot size and generous free-flowing design inside this highly regarded home. Marketed with **NO ONWARD CHAIN!!**.





MASTER BEDROOM: 14'2 x 9'3 (4.32m x 2.82m)
A SPACIOUS DUAL-ASPECT DOUBLE BEDROOM. Providing wood-effect laminate flooring, a ceiling light fitting, coving, electric heater, extensive fitted wardrobe with mirrored glass doors. uPVC double glazed window to the front and side elevation.

BEDROOM TWO: 10'6 x 10'2 (3.20m x 3.10m)
A lovely DOUBLE BEDROOM. Providing wood-effect laminate flooring, a ceiling light fitting, coving, wall mounted electric heater and a uPVC double glaze window to the front elevation, enjoying a delightful outlook over the rolling countryside.

BEDROOM THREE: 7'4 x 6'8 (2.24m x 2.03m)
Currently used as a secondary day room. With wood-effect laminate flooring, a ceiling light fitting, coving and a uPVC double glazed window to the side elevation.

FOUR-PIECE BATHROOM: 8'5 x 7'10 (2.57m x 2.39m)
Of attractive modern design. Providing ceramic tiled flooring with UNDER-FLOOR HEATING and control panel. The four-piece suite comprises: Corner fitted panelled bath with chrome mixer tap, a curved corner fitted shower cubicle with electric shower facility. Low-level W.C with integrated push-button flush and white ceramic wash hand basin with chrome mixer tap and provision for an illuminated vanity mirror above. Inset to a fitted vanity storage unit with patterned work-surface over. Wall mounted electric chrome heated towel rail, recessed ceiling spotlights and extractor fan. Floor to ceiling and wall tiling, two obscure uPVC double glazed windows to the side elevation.

INTEGRATED EXTERNAL STORE: 5'6 x 2'8 (1.68m x 0.81m)
Creating useful external storage space.

Approximate Size: 1,190 Square Ft.
Measurements are approximate and for guidance only.

EXTERNALLY:
The front aspect is greeted with dropped kerb vehicular access onto an elevated multi-car tarmac driveway. Ensuring AMPLE off-street parking for a variety of vehicles, including a caravan/motor-home. The bungalow offers a large frontage, predominantly laid to lawn with an array of established bushes and partial planted borders. There is great scope for additional parking, if required. A huge attraction is the unspoiled front outlook, over the rolling countryside. There is access to the front entrance door and Multi-functional study/ hobbies room with external light. The left and right side aspect both have timber gates and a paved pathway leading to the LOVELY and LANDSCAPED rear garden. Tiered in design and predominantly laid to lawn with a range of planted borders and variety of established bushes/ shrubs. Hosting a large paved seating area, directly from the French doors in the conservatory, with low-level walling and a range of external lights. Access into an integral external store. Hard-standing/ provision for a cedar wood garden shed, double external power socket, external light, high-level conifer hedged left side boundary and fully fenced right side boundary. The low-level rear fenced boundary enjoys a captivating unspoiled outlook over the rolling countryside.

Services:
Mains water, drainage, and electricity are all connected. The property also provides electric heating, with under-floor heating in the hallway, kitchen, bathroom and conservatory. There is a log burner in the living room, creating a warmth throughout the bungalow. There is 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 'D'

EPC: Energy Performance Rating: 'F'
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: Bathley
The delightful, tranquil and scenic semi-rural village and Civil Parish of Bathley is situated approximately 4 miles away from the historic market town of Newark-on-Trent and approximately 8 miles away from Southwell. The village provides a popular public house and a range of idyllic countryside walks. The village is closely situated to North Muskham which hosts a range of amenities and a local Primary School. There is also ease of access onto the A1 and A46. Newark-on-Trent provides a wide range of amenities including two train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION in approximately 1 hour 20 minutes, via North Gate Station.

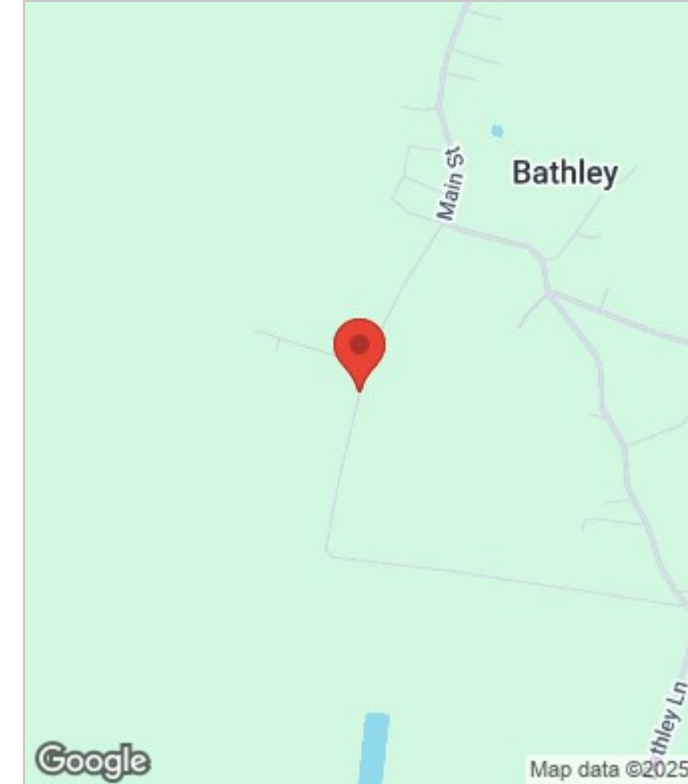
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

