



Ireton Avenue, Newark

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 OLIVER REILLY



# Ireton Avenue, Newark

Asking Price: £350,000



<b>ENTRANCE HALL:</b> Max measurements provided.	14'1 x 5'10 (4.29m x 1.78m)
<b>GROUND FLOOR W.C:</b>	7'2 x 2'8 (2.18m x 0.81m)
<b>LARGE BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	19'1 x 11'9 (5.82m x 3.58m)
<b>DINING ROOM:</b> Max measurements provided into bay-window.	12'2 x 10'1 (3.71m x 3.07m)
<b>BREAKFAST KITCHEN:</b> Max measurements provided.	14'8 x 9'8 (4.47m x 2.95m)
<b>UTILITY ROOM:</b>	6'3 x 6'1 (1.91m x 1.85m)
<b>STUDY:</b>	9'2 x 7'2 (2.79m x 2.18m)
<b>FIRST FLOOR LANDING:</b>	16'9 x 6'7 (5.11m x 2.01m)
<b>MASTER BEDROOM:</b> With extensive fitted wardrobes.	13'6 x 10'8 (4.11m x 3.25m)
<b>FOUR-PIECE EN-SUITE BATHROOM:</b> Max measurements provided.	10'6 x 6'5 (3.20m x 1.96m)
<b>BEDROOM TWO:</b> With extensive fitted wardrobes. Max measurements provided.	12'3 x 10'8 (3.73m x 3.25m)
<b>BEDROOM THREE:</b> With extensive fitted wardrobes. Max measurements provided.	10'3 x 8'5 (3.12m x 2.57m)
<b>BEDROOM FOUR:</b> Currently utilised as a dressing room. Fitted with an extensive range of fitted wardrobes and drawer storage unit.	8'10 x 6'7 (2.69m x 2.01m)
<b>FAMILY BATHROOM:</b> Max measurements provided.	8'1 x 6'5 (2.46m x 1.96m)
<b>DETACHED DOUBLE GARAGE:</b> Of brick built construction, with a pitched tiled roof. Accessed via an electric roller garage door. Equipped with power, lighting and EXTENSIVE over-head eaves storage. uPVC double glazed window to the right side elevation. A right sided personal door gives access to the rear garden.	17'6 x 16'4 (5.33m x 4.98m)

- SPACIOUS DETACHED FAMILY HOME
- QUIET CUL-DE-SAC SETTING! CLOSE TO AMENITIES!
- GF W.C & UTILITY ROOM
- DETACHED DOUBBLE GARAGE WITH EAVES STORAGE & CONSERVATORY
- BEAUTIFULLY LANDSCAPED GARDEN
- FOUR BEDROOMS ALL WITH FITTED WARDROBES
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & FOUR-PIECE EN-SUITE
- EXTENSIVE MULTI-VEHCILE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

## HOME IS WHERE THE HEART IS!..

This wonderful family residence STANDS PROUD in a quiet, sought-after and convenient cul-de-sac. On the edge of Newark Town Centre. Boasting ease of access onto the A1, A46 and to a wide array of amenities.

It's time to bring your creativity to mind! This lovingly maintained home is PRIMED AND READY for a cosmetic uplift but holds all the key ingredients for any growing family. Showcasing, SPACE & VERSATILITY IN ABUNDANCE!

The property commands a copious layout, spanning in excess of 1,300 square/ft. Comprising; Inviting entrance hall, a ground floor W.C, SPACIOUS 19FT BAY-FRONTED LOUNGE, a separate dining room, breakfast kitchen, utility room and a multi-functional study.

The galleried first floor landing leads to a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. All of which host EXTENSIVE FITTED WARDROBES. The master bedroom is further enhanced by a FOUR-PIECE EN-SUITE BATHROOM.

Externally, the magnificent plot is greeted with a mature frontage, a MULTI-VEHCILE TARMAC DRIVEWAY, with access into a DETACHED DOUBLE GARAGE. Equipped with power, lighting, extensive eaves storage space and en electric roller door. The delightful rear garden is an marvellous external escape. Hosting room for the whole family! Enjoying a variety of secluded seating areas, an attractive level of colour and maturity. Further promoted by a large conservatory (attached to the double garage). Lending itself as an idyllic retreat, with power, lighting and tiled flooring.

Additional benefits of this warm, welcoming and EXCITING BLANK CANVAS include uPVC double glazing and gas central heating, via a recently serviced boiler.

FAMILY LIVING PERFECTED!... Set your sights and STEP INSIDE! You won't leave disappointed. Marketed with **\*\*NO ONWARD CHAIN!\*\***.





11'6 x 7'4 (3.51m x 2.24m)

**ATTACHED CONSERVATORY:**  
Of uPVC construction with a pitched ploy-carbonate roof. Accessed via uPVC double glazed French doors. Hosting complementary tiled flooring, power, lighting and a ceiling fan. uPVC double glazed windows to the front, side and rear elevations, with perfect-fit venetian blinds.

**EXTERNALLY:**  
This property commands an excellent position, in a lovely, quiet and very popular cul-de-sac. Close to amenities and main road links. The front aspect provides a block paved pathway, leading to the front entrance door, with external wall light. The well-maintained front garden is of a great size. Predominantly laid to lawn, with a range of complementary mature bushes and trees. The left side aspect promotes a SUBSTANTIAL TARMAC DRIVEWAY. Ensuring off-street parking for a variety of vehicles. Leading into the DETACHED DOUBLE GARAGE, with two external wall lights and an electric roller door.  
A secure wooden side gate leads down to the LOVELY and well-appointed rear garden. Predominantly laid to lawn, with attractive wrap-around planted borders. Filling the garden with colour and personality! There is a lovely oval paved patio, directly accessed from the uPVC double glazed French doors in the lounge. A paved pathway leads down to an additional paved seating area, with access into the conservatory. There are two awnings, an outside tap, double external power socket, fully fenced side and rear boundaries.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, with the boiler serviced in November 2025 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: 1,302 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the detached double garage and attached conservatory. The approximate size with his include is 1,670 square ft.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'bbc'- On Order**  
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 with ease of access onto the A1 and A46. 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. There is also access to Lincoln and Nottingham via Newark Castle station.

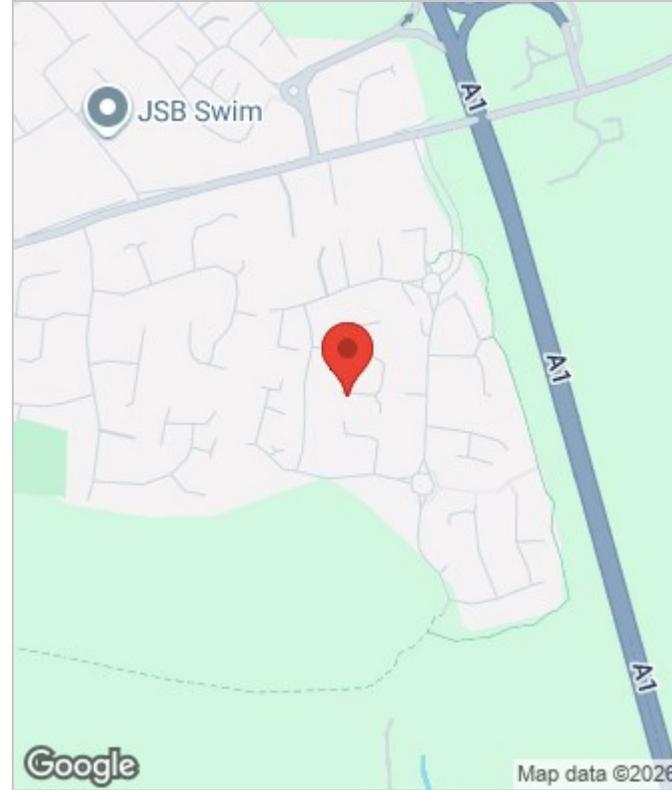
**Viewing Arrangements:**  
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

