



Jackson Court, Farndon, Newark



OLIVER REILLY




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Offers in excess of £295,000

- SPACIOUS DETACHED HOME
- SOUGHT-AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- SCOPE TO COSMETICALLY ENHANCE
- FOUR BEDROOMS
- QUIET & PRIVATE CUL-DE-SAC POSITION
- GF W.C & FIRST FLOOR SHOWER ROOM
- WONDERFUL & ESTABLISHED PLOT
- NO CHAIN! Tenure: Freehold EPC 'C'

LOCATION! LOCATION LOCATION!!!

Occupying an enviable 0.12 of an acre private plot. Nestled away with only three other homes, in a private, quiet and highly charming cul-de-sac, in the highly desirable and well-served village of Farndon. Conveniently located for ease of access onto the A46 and into Newark Town Centre. This much-loved detached family residence is crying out for a new lease of life. Requiring a cosmetic uplift. Perfect for any purchaser (s) wanting to inject their own personality, one room at a time! The property is captivated by its wonderful position. Ensuring endless possibilities inside and out. The well-proportioned internal accommodation comprises: Entrance hall, ground floor W.C, a lovely DUAL-ASPECT lounge with double doors opening into a separate dining room and a contemporary fitted kitchen, with integrated appliances. The first floor landing hosts a STYLISH SHOWER ROOM and four WELL-BALANCED bedrooms. The master bedroom hosts extensive fitted wardrobes. Externally, the alluring residential position is a joy to behold. The property is greeted by an extensive multi-car block paved driveway. Providing side-by-side off-street parking. Giving access into a DETACHED DOUBLE GARAGE. Providing power and lighting. The beautifully established part wall-enclosed rear garden is a real credit to the property. Offering excellent scope for an extension. Subject to relevant approvals. Further benefits of this marvellous modern-day home include uPVC double glazing throughout, a dull alarm system and gas central heating. MAKE THIS YOUR NEW HOME! Standing out from the crowd and brimming with potential! Marketed with NO ONWARD CHAIN!



ENTRANCE HALL:

13'6 x 10'4 (4.11m x 3.15m)
Accessed via a secure upVC front entrance door with an obscure upVC double glazed high-level window panel to the front aspect. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting, smoke alarm, single panel radiator, smoke alarm, heat sensor, an electrical RCD consumer unit, telephone/internet connectivity points, a PIR alarm sensor and alarm control panel. Max measurements provided. Access into the kitchen, lounge and ground floor W.C.

7'2 x 2'10 (2.18m x 0.86m)

With carpeted flooring, a low-level W.C, wash hand basin with chrome taps and partial walled tiled splash backs, a ceiling light fitting and obscure upVC double glazed window to the front elevation.

15'8 x 11'7 (4.78m x 3.53m)

A LOVELY DUAL-ASPECT reception room. Providing carpeted flooring, a ceiling light fitting, two wall light fittings, a single panel radiator, central heating thermostat, PIR alarm sensor, TV point and a feature fireplace housing an inset electric fire with a lovely raised marble hearth and surround. upVC double glazed bay window to the side elevation. upVC double glazed sliding doors open out into the delightful enclosed garden. Internal double doors open into the dining room.

12'10 x 9'5 (3.91m x 2.87m)

DINING ROOM:
A well-proportioned reception room. Providing carpeted flooring, a ceiling light fitting, single panel radiator and upVC double glazed window to the rear elevation. Access into the modern fitted kitchen.

15'1 x 8'3 (4.60m x 2.51m)

KITCHEN:
Of contemporary design. Providing tiled flooring. The well-appointed shaker-style kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over with mosaic tiled splash backs. Inset 'BLANCO' 1.5 bowl sink with drainer and chrome mixer tap. Integrated medium height 'NEFF' dual microwave oven with warming drawer. Integrated four ring induction hob with stainless steel extractor hood above. Integrated fridge freezer and provision/ plumbing for an under-counter washing machine and dishwasher. Single panel radiator, inset ceiling spotlights, Access to the concealed gas fired boiler. upVC double glazed bay window to the front elevation. upVC double glazed clear glass side external door opens onto the rear pathway. Giving access to the garage and into the garden.

10'7 x 2'8 (3.23m x 0.81m)

FIRST FLOOR LANDING:
With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point, a fitted airing cupboard housing the hot water cylinder and central heating/ hot water control panel. upVC double glazed window to the front elevation.

13'8 x 8'9 (4.17m x 2.67m)

MASTER BEDROOM:
A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator and extensive fitted wardrobes with mirrored glass sliding doors. upVC double glazed window to the rear elevation. Overlooking the attractive garden.

13'1 x 8'10 (3.99m x 2.69m)

BEDROOM TWO:
An additional DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a upVC double glazed window to the rear elevation. With a delightful outlook over the garden.



EPC: Energy Performance Rating: 'C'

Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

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.

BEDROOM THREE:

A well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation. Max measurements provided.

10'6 x 9'1 (3.20m x 2.77m)

BEDROOM FOUR:

With carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed walk-in bay window to the front elevation. Max measurements provided into bay-window.

10'7 x 7'7 (3.23m x 2.31m)

CONTEMPORARY SHOWER ROOM:

OF STYLISH CONTEMPORARY DESIGN. Providing tiled flooring. A double fitted shower cubicle with electric shower facility. A low-level W.C and an 'IROCA' ceramic wash hand basin with chrome taps. Inset to extensive under counter vanity storage units with marble-effect work surfaces over. Complementary graphite grey heated towel rail, white PVC ceiling cladding with inset ceiling spotlights, modern floor to ceiling walled tiled splash backs and an obscure uPVC double glazed window to the front elevation.

7'6 x 6'1 (2.29m x 1.85m)

DETACHED DOUBLE GARAGE:

Of brick-built construction with a pitched tiled roof. Providing two manual up/ over garage doors. Power, lighting, over-head eaves storage, a wooden right side personnel door and a wooden window to the rear elevation.

16'6 x 16'5 (5.03m x 5.00m)

EXTERNALLY:

The property enjoys an enviable position, within a quiet cul-de-sac. Occupied by four properties in total. The front aspect is greeted by an extensive block paved driveway. Allowing ample off-street parking, with access into the detached double garage. The front garden is laid to lawn, with an array of established shrubs and trees. There is access to the concealed gas and electricity meters, an outside tap and external light, next to the front entrance door. A low-level personnel access gate, next to the garage, provides a paved pathway round to the well-appointed and beautifully established rear garden. Predominantly laid to lawn, with a vast range of complementary mature bushes, shrubs and trees. There is a lovely paved patio, provision and hard-standing for a garden shed. High-level wall enclosed left side and rear boundaries and a high-level fenced right side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a full alarm system 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: Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		70
(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	