



Robinson Close, Newark

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 OLIVER REILLY







# Robinson Close, Newark

- STUNNING DETACHED HOME
- QUIET CUL-DE-SAC SETTING
- EXTENSIVE CONTEMPORANEITY KITCHEN
- DETACHED DOUBLE GARAGE & MULTI-VEHICHL DRIVEWAY
- EASE OF ACCESS ONTO A1,A46 & TO TOWN CENTRE
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LOVELY LANDSCAPED GARDEN WITH UNSPOILED OUTLOOK BEHIND
- IMPECCABLE PRESENTATION.A MUST VIEW! Tenure: Freehold. EPC "

HOMELY, INVITING & SPACIOUS!... We proudly welcome you to this excellent four bedroom detached family home!... Privately positioned within a desirable and quiet cul-de-sac location, enjoying ease of access onto the A1, A46 and to Newark Town Centre.

Having been tastefully enhanced both inside and out, this attractive modern home is a real credit to the existing owners, who have left no stone unturned! They have completed all the hard work to create a SIMPLY STUNNING RESIDENCE that is READY AND WAITING FOR YOUR IMMEDIATE APPRECIATION!

The bright and airy internal layout is instantly free-flowing and comprises: An entrance porch, an inviting reception hall, ground floor W.C, a sizeable lounge, GENEROUS 17FT BREAKFAST KITCHEN, with open-access into a separate dining room and a delightful conservatory, which overlooks the magnificent rear garden.

The first floor provides a large landing, leading into an eye-catching CONTEMPORARY BATHROOM and FOUR WELL-PROPORTIONED BEDROOMS. The large master bedroom is enhanced by a STYLISH EN-SUITE SHOWER ROOM.

Externally, the property commands an enviable corner plot position. Greeted with a MULTI-CAR BLOCK PAVED DRIVEWAY which leads to a DETACHED DOUBLE GARAGE. Equipped with electric roller garage doors, power and lighting.

The EXPERTLY LANDSCAPED rear garden boasts a high-degree of PRIVACY AND TRANQUILITY! Promoting a large Indian sandstone patio, directly accessed from the French doors in the conservatory and a magnificent tree-lined outlook behind.

Further benefits of this wholesome family home include uPVC double glazing and gas central heating. Prepare to FALL IN LOVE with this EXCEPTIONAL HOME!... Set to FEEL LIKE HOME from the momonet you STEP INSIDE....



Guide Price £325,000



<b>ENTRANCE PORCH:</b>	6'9 x 3'10 (2.06m x 1.17m)
<b>RECEPTION HALL:</b> With a fitted storage cupboard. Housing the modern gas fired boiler. Max measurements provided.	8'3 x 7'6 (2.51m x 2.29m)
<b>GROUND FLOOR W.C:</b>	8'1 x 2'11 (2.46m x 0.89m)
<b>SIZEABLE LOUNGE:</b>	14'9 x 11'8 (4.50m x 3.56m)
<b>GENEROUS CONTEMPORARY KITCHEN:</b> Max measurements provided.	17'3 x 11'7 (5.26m x 3.53m)
<b>DINING ROOM:</b>	11'8 x 8'6 (3.56m x 2.59m)
<b>CONSERVATORY:</b>	10'7 x 9'8 (3.23m x 2.95m)
<b>FIRST FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder, lighting and partial boarding. Suitable for storage space.	9'2 x 6'3 (2.79m x 1.91m)
<b>MASTER BEDROOM:</b>	18'10 x 8'6 (5.74m x 2.59m)
<b>MODERN EN-SUITE SHOWER ROOM:</b>	6'10 x 5'6 (2.08m x 1.68m)
<b>BEDROOM TWO:</b>	13'4 x 8'7 (4.06m x 2.62m)
<b>BEDROOM THREE:</b> With extensive fitted wardrobes and shelving. Max measurements provided.	10'4 x 9'7 (3.15m x 2.92m)
<b>BEDROOM FOUR:</b> Max measurements provided.	10'4 x 6'3 (3.15m x 1.91m)
<b>STYLISH FAMILY BATHROOM:</b> Max measurements provided.	7'6 x 5'6 (2.29m x 1.68m)
<b>DETACHED DOUBLE GARAGE:</b> Of brick built construction with a pitched tiled roof. Accessed via two ELECTRIC ROLLER GARAGE DOORS. Equipped with power and lighting. There is also an EV charger, located to the front of the garage.	16'10 x 15'10 (5.13m x 4.83m )





**EXTERNALLY:**  
The property is situated in a highly regarded residential location. Tucked away within a quiet cul-de-sac, whilst remaining close to amenities and main roads.  
The front aspect provides an excellent BLOCK PAVED MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side off-street parking and access into the DETACHED DOUBLE GARAGE with an external light and EV charger located to the front aspect of the garage. There is a right of access across a neighbouring driveway to access this property. Which will be apparent upon an external visit/property viewing.  
The front garden is of general low maintenance and extensively gravelled. A block paved pathway leads to the front entrance porch door, with external wall light. The left and right side aspect has a secure wooden personal gate, opening onto an Indian sandstone paved pathway, with gravelled borders, (The right ride provides an outside tap, external light and concealed gas/ electricity meters). This leads down to the BEAUTIFULLY LANDSCAPED and HIGHLY PRIVATE enclosed rear garden. Predominately laid to lawn, with partial raised plant beds, a mature tree and a raised Indian sandstone patio. Creating the perfect place for outdoor entertainment and relaxation! There is a double external power socket, fully fenced side and rear boundaries and a magnificent TREE-LINED OUTLOOK behind. Captivating the privacy all year round.

**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: 1,245 Square Ft.**  
Measurements are approximate and for guidance only. This does not include the detached double garage.

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

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

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'C' (69)**  
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. There property is located close to a regular bus route, with a convenience store at the top of the street, located off Blatherwick Road. The neighboring village of Coddington also has two popular public houses and restaurants. The property also falls into the catchment for the highly popular Coddington C of E Primary school. 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.

#### 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.

#### 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.

#### 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.





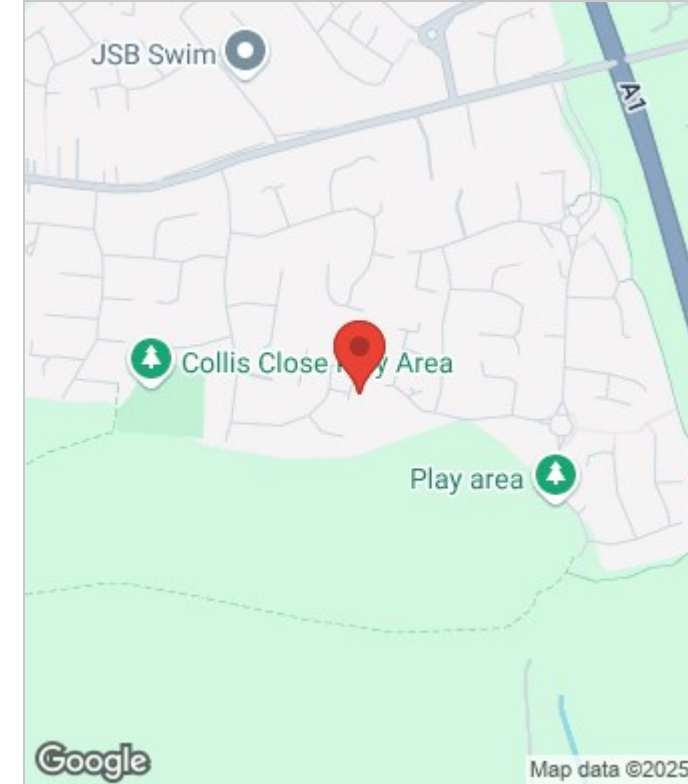




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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

