Peebles Road, Newark
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OLIVER REILLY

Peebles Road, Newark

Guide Price £200,000 - £230,000

- MODERN SEMI-DETACHED HOME
- DESIRABLE LOCATION! CLOSE TO AMENITIES
- FABULOUS CONTEMPORARY DINING KITCHEN
- ADDITIONAL GATED DRIVEWAY & DETACHED GARAGE
- EASE OF ACCESS TO TOWN CENTRE & MAIN ROAD LINKS
- THREE BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- MULTI-VEHCILE DRIVEWAY
- LOVELY WELL-APPOINTED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £200,000 -£220,000. AN INVITING SPACE THAT FEELS LIKE HOME!...
Situated in a highly regarded residential location, close to Newark Town Centre, stands an eye-catching modern semi-detached home. Promoting an excellent sized plot, equally matched with a sizeable internal layout.
This MOVE IN READY RESIDENCE offers an excellent chance for any aspiring first time buyer (s) to GET THEIR FOOT ON THE LADDER ! Ensuring a family-sized design, that's ready and waiting for your instant appreciation.
In addition to the popular and convenient location, the property boasts a WELL-PROPORTIONED LAYOUT comprising: Entrance hall, a generous L-shaped lounge with open-fire, a SUPERB CONTEMPORARY DINING KITCHEN. Hosting a full range of integrated appliances and French doors through to a LARGE MULTI-FUNCTIONAL CONSERVATORY.
The first floor hosts THREE BEDROOMS and a MODERN FAMILY BATHROOM.
Externally, the quiet and charming position is strongly enhanced by a great sized plot. Greeted with a MULTI-VEHCILE DRIVEWAY and secure double gates to the side aspect, leading down to an ADDITIONAL DRIVEWAY SPACE that gives access to a 21FT DETACHED SINGLE GARAGE. Equipped with power and lighting.
The manageable and well-appointed rear garden hosts a perfect FAMILY FRIENDLY ESCAPE and a secluded paved seating area, directly from the French doors in the conservatory.
Additional benefits of this MODERN & INVITING HOME include uPVC double glazing, gas central heating and cavity wall insulation. Installed in 2025, with a 25 year guarantee.
Set your sights on this IDEAL HOME in an IDEAL LOCATION!!!

ENTRANCE HALL: 5'9 x 4'9 (1.75m x 1.45m)
Max measurements provided.

GENEROUS L-SHAPED LOUNGE: 14'5 x 12'1 (4.39m x 3.68m)

CONTEMPORARY DINING KITCHEN: 17'6 x 8'6 (5.33m x 2.59m)

LARGE CONSERVATORY: 13'4 x 9'2 (4.06m x 2.79m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing ceramic tiled flooring, power points, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto a paved seating area, in the private enclosed garden.

FIRST FLOOR LANDING: 6'8 x 3'7 (2.03m x 1.09m)
With loft hatch access point. Providing a pull-down ladder and boarding, for storage.

MASTER BEDROOM: 12'2 x 8'4 (3.71m x 2.54m)
Max measurements provided.

BEDROOM TWO: 10'6 x 8'8 (3.20m x 2.64m)
Max measurements provided.

BEDROOM THREE: 8'3 x 6'9 (2.51m x 2.06m)

MODERN FAMILY BATHROOM: 7'6 x 5'8 (2.29m x 1.73m)

DETACHED SINGLE GARAGE: 21'2 x 10'1 (6.45m x 3.07m)
Of sectional concrete construction, with a pitched roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and a window to the right side elevation. A right sided personal door gives access out to the garden.

EXTERNALLY:
This pleasantly positioned home enjoys a convenient setting, close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a part concrete and part slate shingled driveway. Allowing off-street parking for multiple vehicles. A small paved pathway gives access to the entrance door, with storm canopy above. There are fenced front and side boundaries. Right sided wrought-iron double gates open onto an Additional DRIVEWAY SPACE. Providing further parking options, leading down to a LARGE DETACHED GARAGE. Located in the rear garden, which is predominantly laid to lawn. Hosting an extensive paved seating area, accessed via the uPVC double glazed French doors in the conservatory. There is an outside tap, external security light, fully fenced side and rear boundaries.

Approximate Size: 825 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'POTTERTON' boiler installed in the last 5 years, Cavity Wall insulation (installed in 2025 with a 25 year guarantee) 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

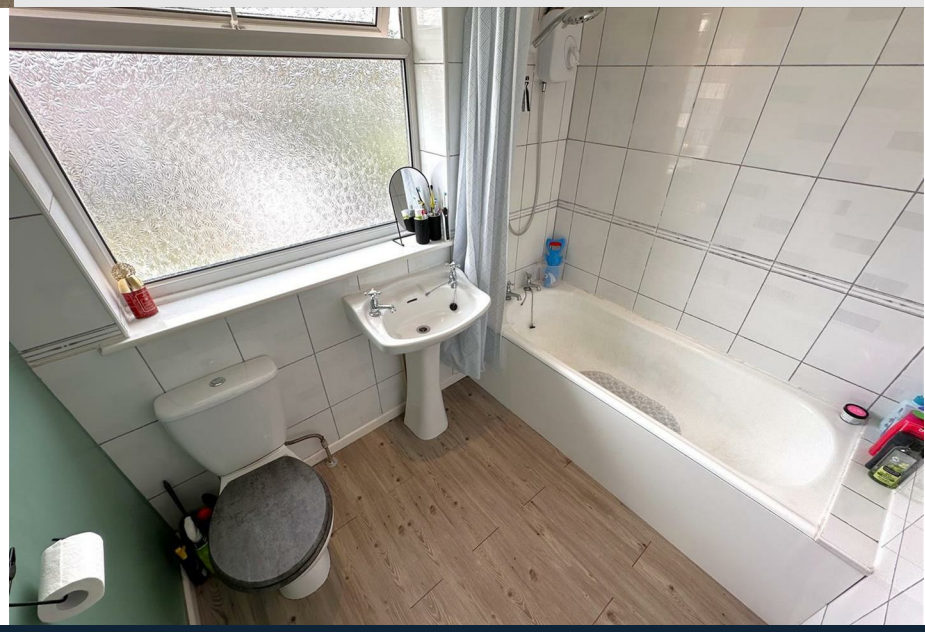
EPC: Energy Performance Rating: 'D'
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible 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, approximately 1.2 miles away from the Town Centre. 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

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 an appointment, please contact us on: 01636 558 540.

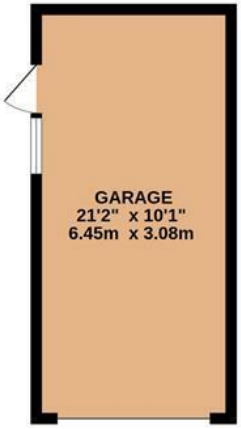
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.



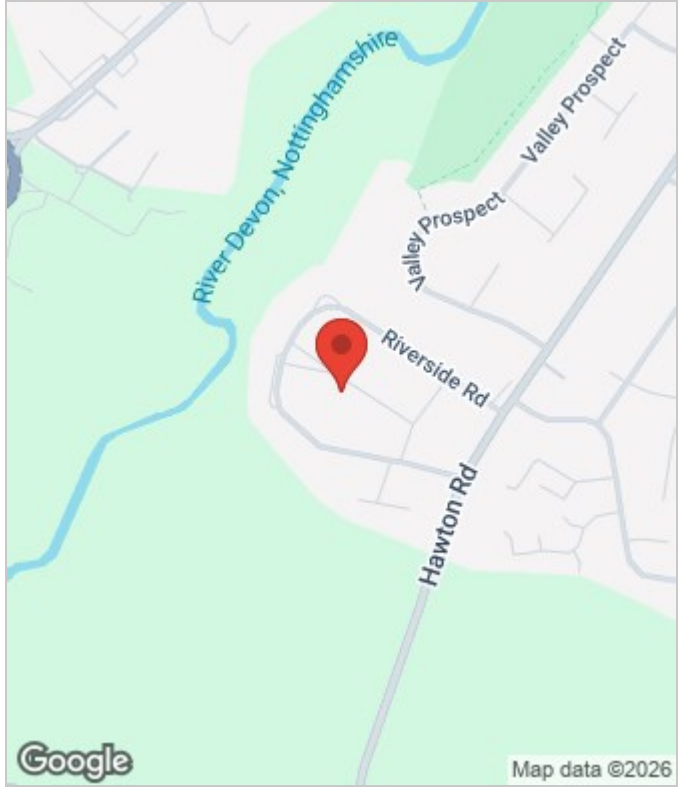
SWIFT

GROUND FLOOR



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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