



Robert Dukeson Avenue, Newark

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OLIVER REILLY







# Robert Dukeson Avenue, Newark

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE, CARPORT & AMPLE PARKING
- LOW-MAINTENANCE FRONT/ REAR GARDENS
- FOUR BEDROOMS
- CENTRAL CUL-DE-SAC POSITION
- FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS 0.10 OF AN ACRE CORNER PLOT
- EASE OF ACCESS ONTO A1 & A46. Tenure: Freehold. EPC 'C'

Guide Price: £270,000 - £280,000. CONVENIENCE & CONTEMPORARY LIVING..!

Take a look at this ideal detached family home, pleasantly positioned in a popular residential cul-de-sac, close to Newark Town Centre and boasting instant access onto the A1 and A46.

This well-proportioned modern home occupies an ENVIABLE 0.10 OF AN ACRE WRAP AROUND PLOT and hosts an equally generous internal layout comprising: Inviting entrance hall, ground floor W.C, contemporary kitchen, separate utility room, dining room and a LARGE DUAL-ASPECT LIVING ROOM with an eye-catching feature fireplace and sliding doors out to a covered timber-framed entertainment area. Boasting a hot tub and secluded seating space. Promising a great option to relax and unwind, all year round!

The first floor hosts a three-piece family bathroom and FOUR WELL-APPOINTED BEDROOMS. Three of which provides fitted wardrobes. The copious master bedroom is further enhanced by an en-suite shower room.

Externally, the CAPTIVATING CORNER PLOT encourages AMPLE OFF-STREET PARKING for a variety of vehicles, including a caravan/ motor home. Leading down to a DETACHED DOUBLE GARAGE. Equipped with power, lighting and an attached carport.

The private, low-maintenance front and rear gardens both promote a lovely space to appreciate for the whole family. Retaining a high-degree of privacy.

Further benefits of this FIRM FAMILY FAVOURITE include uPVC double glazing and gas central heating.

WELCOME TO YOUR NEXT CHAPTER...! Ticking all the boxes with space and scope to make your own!



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ENTRANCE HALL:	12'4 x 7'5 (3.76m x 2.26m)
GROUND FLOOR WC:	6'5 x 3'2 (1.96m x 0.97m)
LARGE LIVING ROOM:	19'3 x 10'5 (5.87m x 3.18m)
DINING ROOM:	10'4 x 9'11 (3.15m x 3.02m)
MODERN FITTED KITCHEN:	10'10 x 9'7 (3.30m x 2.92m)
UTILITY ROOM:	6'5 x 5'2 (1.96m x 1.57m)
FIRST FLOOR LANDING:	9'6 x 3'2 (2.90m x 0.97m)
MASTER BEDROOM:	11'6 x 10'8 (3.51m x 3.25m)
EN-SUITE SHOWER ROOM:	7'1 x 5'8 (2.16m x 1.73m)
Max measurements provided.	
BEDROOM TWO:	14'9 x 8'3 (4.50m x 2.51m)
BEDROOM THREE:	10'7 x 8'6 (3.23m x 2.59m)
BEDROOM FOUR:	10'4 x 7'4 (3.15m x 2.24m)
Max measurements provided.	
FAMILY BATHROOM:	7'0 x 6'9 (2.13m x 2.06m)
OUTDOOR ENTERTAINMENT AREA:	19'5 x 9'4 (5.92m x 2.84m)
Of timber framed construction with a poly-carbonate roof. With extensive decking, external power sockets and security lighting. Enjoying the benefit of a hot tub, which is included in the sale.	
DETACHED DOUBLE GARAGE:	16'9 x 16'5 (5.11m x 5.00m)
Of brick built construction, with a pitched tiled roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting and over-head eaves storage. An obscure right sided wooden personal door gives access into the garden.	





#### 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.

#### EXTERNALLY:

The property commands an excellent corner plot position, spanning approximately 0.10 of an acre. Set in a popular residential cul-de-sac. The front aspect is greeted with an EXTENSIVE TARMAC DRIVEWAY. Allowing off-street parking for a wide range of vehicles. Leading down to a DETACHED DOUBLE GARAGE and additional gravelled driveway space, which leads down to an attached carport. Access to the side entrance door, with a timber framed/sloped roof storm canopy above with a ceiling light and an additional external wall light. The lovely low-maintenance front garden enjoys an artificial lawn, with slate shingled borders, a decked seating area and high-level conifer hedged front boundary. The well-appointed and equally low-maintenance rear garden is substantially paved, with partial gravelled borders. Access to the attached timber framed entertainment canopy. Fully fenced side and rear boundaries.

#### 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: 1,100 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.

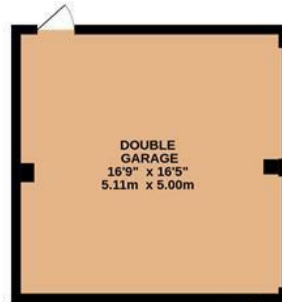






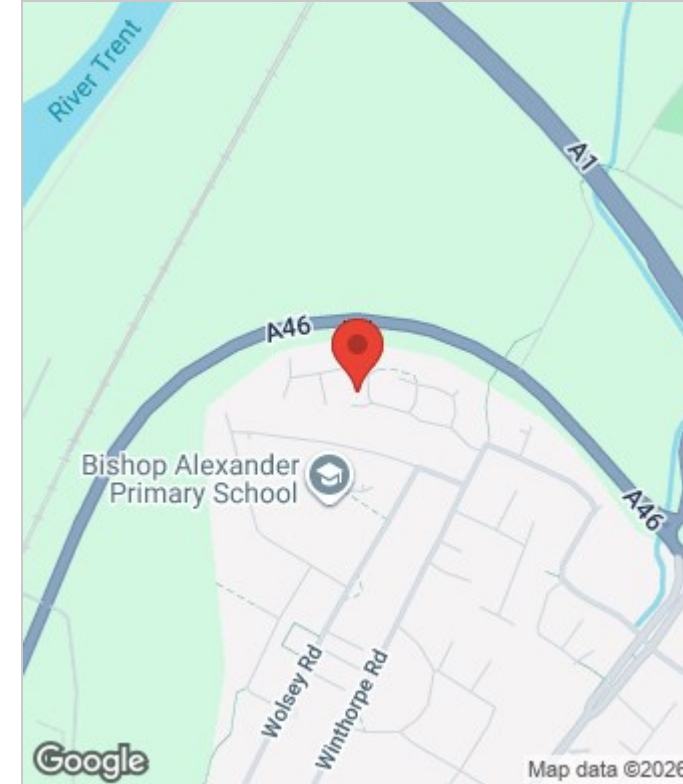


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



### 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>	69	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	