



Saucemerè Drive, Newark

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 OLIVER REILLY



GIVE UP
GIVE IN OR
GIVE
EVERYTHING

1957

Saucemere Drive, Newark

Asking Price: £375,000

- SUPERB EXTENDED DETACHED HOME
- THREE RECEPTION ROOMS
- GENEROUS 22FT DINING KITCHEN
- INTEGRAL SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- CLOSE TO TOWN TON CENTRE & MAIN ROADS
- FOUR BEDROOMS
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LOVELY LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'C'

SET YOUR SIGHTS ON SPACIOUS SAUCEMERE DRIVE..!!!
 Feast your eyes on this MAGNIFICENT MODERN GEM! Promoting the perfect blend of central convenience and a quiet residential living! Situated only moments away from the Town Centre, popular schools, amenities and range of useful main road links.
 This SUPERBLY EXTENDED HOME was constructed in 2003 and boasts a STYLISH, SUBSTANTIAL and highly VERSATILE layout packed with quality from the outset!
 The attractive free-flowing internal layout comprises: Inviting reception hall, a ground floor W.C, large cloakroom, dining room/ study, a lovely lounge with feature fireplace and inset log burner. OPEN-PLAN through to a separate sitting room with under-floor heating and French doors out to the garden.
 The HUGE 22 FT EXTENDED DINING KITCHEN truly is the heart of the home. Providing UNDER-FLOOR HEATING and a range of integrated appliances.
 The first floor hosts an eye-catching family bathroom and FOUR WELL-PROPORTIONED BEDROOMS!... Two of which provide EXTENSIVE FITTED WARDROBES and a STUNNING EN-SUITE SHOWER ROOM, enhancing the master bedroom.
 Externally, the house STANDS PROUD with great kerb appeal, on an IMPRESSIVE LANDSCAPED PLOT. The front aspect is greeted with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side parking and access into an INTEGRAL SINGLE GARAGE. Posing great scope to be utilised into additional living accommodation. Subject to relevant approvals.
 The LOVELY LANDSCAPED REAR GARDEN is a huge credit to the existing owners. Posing minimal maintenance and MAXIMUM ENJOYMENT!... With a secluded and sweeping paved seating area.
 Additional benefits of this Impressive detached beauty include uPVC double glazing, panoramic CCTV and gas central heating.
 THE ULTIMATE FAMILY RESIDENCE AWAITS...! Step inside and gain a full sense of appreciation for the EXTENDED EXCELLENCE and the wealth of warmth that you can't not fall in love with!



RECEPTION HALL: Max measurements provided.	176 x 610 (5.33m x 2.08m)
GROUND FLOOR W.C:	5'6 x 3'7 (1.68m x 1.09m)
GENEROUS EXTENDED KITCHEN: A magnificent family-sized space, with tiled flooring and under-floor heating. A fitted low-level breakfast bar and a range of integrated modern appliances, including a dishwasher, fridge, freezer, washing machine, medium height electric oven and a four ring induction hob. Attractive kick-board LED lighting and ceiling light tube.	219 x 99 (6.63m x 2.97m)
DINING ROOM:	101 x 87 (3.07m x 2.62m)
LOUNGE:	12'4 x 11'7 (3.76m x 3.53m)
SITTING ROOM:	11'10 x 11'7 (3.61m x 3.53m)
FIRST FLOOR LANDING:	16'3 x 6'3 (4.95m x 1.91m)
MASTER BEDROOM: Max measurements provided up to fitted wardrobes.	10'6 x 10'3 (3.20m x 3.12m)
EN-SUITE SHOWER ROOM: Max measurements provided.	7'0 x 5'1 (2.13m x 1.55m)
BEDROOM TWO: Max measurements provided up to fitted wardrobes.	9'6 x 9'3 (2.90m x 2.82m)
BEDROOM THREE: Max measurements provided.	10'7 x 9'7 (3.23m x 2.92m)
BEDROOM FOUR: Max measurements provided.	10'9 x 8'3 (3.28m x 2.51m)
STYLISH FAMILY BATHROOM:	6'8 x 5'7 (2.03m x 1.70m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/over garage door. Equipped with power and lighting. Access to the 'IDEAL' gas fired boiler. A left sided personal fire door leads into the reception hall. The garage provides excellent scope to be adapted into further living accommodation. Subject to relevant approvals.	176 x 8'8 (5.33m x 2.64m)



EXTERNALLY:

The property commands an excellent position, set in a quiet and central residential cul-de-sac. Close to the Town Centre. The front aspect is greeted with dropped kerb vehicular access onto a multi-vehicle block paved driveway, with side-by-side parking and access into the integral single garage. The well-tended front garden is laid to lawn. Enjoying a range of complementary planted bushes and shrubs, with low-level hedged left side and front boundaries. Access to the front entrance door, with open storm canopy. The right side aspect has a wooden personal gate, opening onto a paved pathway, leading down to a BEAUTIFULLY LANDSCAPED REAR GARDEN. Predominantly laid to oval shaped lawns, with attractive planted borders and a wonderful sweeping paved seating area. Promoting minimal maintenance and maximum enjoyment! There is provision for a large garden shed, a double external power socket, outside tap, a range of external lights, fully fenced side and rear boundaries.

Approximate Size: 1,380 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, panoramic CCTV 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (71)

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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on a highly sought-after cul-de-sac, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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 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:

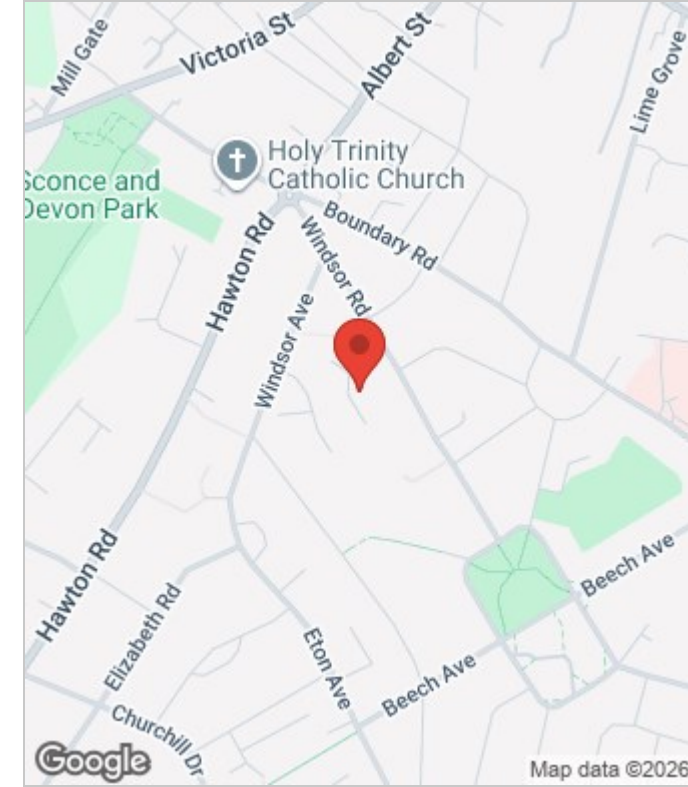
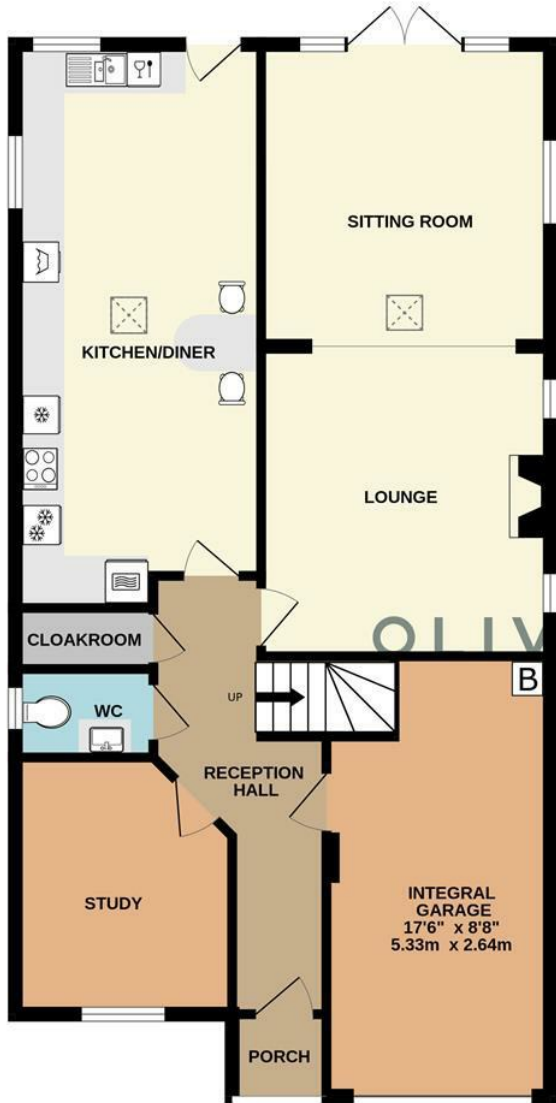
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	