Winstanley Drive, Newark

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OLIVER REILLY

Winstanley Drive, Newark

Guide Price £350,000 - £375,000

- SPACIOUS & MODERN DETACHED HOME
- HIGHLY SOUGHT-AFTER LOCATION
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- INTEGRAL GARAGE STORE & MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS ONTO MAIN ROADS & TO AMENITIES
- FOUR BEDROOMS
- THREE ADAPTABLE RECEPTION ROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- GENEROUS FAMILY-SIZED REAR GARDEN
- A MUST VIEW! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

Guide Price: £350,000-£375,000. MODERN STYLE MEETS TIMELESS FAMILY APPEAL!

This impressive four-bedroom detached family home offers spacious, modern accommodation, complemented by ample off-road parking and a beautiful rear garden. Offering generous living space both inside and out, ideally suited to growing families seeking a stylish, practical and well-presented home in a desirable location!

Situated just a short distance from the amenities & attractions of Newark town centre, benefitting from excellent access to major road networks, making it ideal for both everyday convenience and commuting.
layout extends to approximately 1,500 sq ft and provides excellent flexibility. The ground floor welcomes you with a spacious entrance hall, a convenient W.C and a sizeable dual-aspect lounge, complete with bespoke fitted shutters.

The impressive OPEN-PLAN LIVING/ DINING KITCHEN area forms the heart of the home, featuring a range of integrated appliances. There are also two versatile additional reception rooms, both enhanced by French doors opening directly onto the generous rear garden. These flexible spaces could be utilised as a home office, playroom, snug or additional entertaining areas.

Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS- three of which benefit from FITTED WARDROBES. The master bedroom is further enhanced by a tasteful EN-SUITE SHOWER ROOM, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a particularly appealing setting, with an unspoiled outlook to the front. A generous multi-vehicle driveway provides ample parking and leads to the integral garage store. The wonderfully sized rear garden provides an excellent outdoor environment for the whole family to enjoy!

HIGH IN STYLE, LOW IN MAINTENANCE! Combining modern comfort, stylish interiors and exceptional practicality, this stand-out family home offers everything a growing family could wish for! Don't miss the opportunity to MAKE IT YOURS!

ENTRANCE HALL: 12'10 x 6'4 (3.91m x 1.93m)
Max measurements provided.

GROUND FLOOR W.C: 6'4 x 3'2 (1.93m x 0.97m)

BAY-FRONTED LOUNGE: 15'9 x 11'7 (4.80m x 3.53m)
Max measurements provided into bay-window.

OPEN-PLAN LIVING/DINING KITCHEN: 19'10 x 18'4 (6.05m x 5.59m)
Max measurements provided.

SITTING ROOM/SNUG: 9'2 x 7'9 (2.79m x 2.36m)

DINING ROOM/ STUDY: 9'5 x 9'1 (2.87m x 2.77m)

FIRST FLOOR LANDING: 13'1 x 7'7 (3.99m x 2.31m)
Max measurements provided.

MASTER BEDROOM: 14'4 x 11'7 (4.37m x 3.53m)
Enhanced with EXTENSIVE fitted wardrobes.

EN-SUITE SHOWER ROOM: 10'5 x 4'4 (3.18m x 1.32m)

BEDROOM TWO: 10'10 x 9'9 (3.30m x 2.97m)
Enhanced with fitted wardrobes.

BEDROOM THREE: 9'2 x 8'7 (2.79m x 2.62m)
Enhanced with fitted wardrobes.

BEDROOM FOUR: 8'2 x 7'6 (2.49m x 2.29m)

INTEGRAL GARAGE STORE: 8'9 x 8'6 (2.67m x 2.59m)

Accessed via a manual up/ over garage door. Providing a useful storage space. Equipped with power and lighting.

EXTERNALLY:

This attractive modern detached family home enjoys a desirable position in a highly sought-after location. The property is approached with dropped kerb vehicular access leading onto a multi-vehicle tarmac driveway, providing ample (side-by-side) off-street parking with gravelled borders. There is access to the integral garage, which benefits from three external downlights, as well as a covered entrance to the front door.

The well-maintained front garden is predominantly gravelled, with established shrubs and trees adding colour and privacy. A pathway to the right-hand side of the property leads through to the generous and fully enclosed rear garden. Predominantly laid to lawn and thoughtfully enhanced with attractive planted borders and a range of raised vegetable beds. This excellent outdoor space provides ample room for the whole family to enjoy and includes provision for a useful garden shed. There is a raised composite decked seating area adjoining the French doors of the snug.

The side garden is currently designed with children in mind and is laid to artificial lawn, providing a practical and low-maintenance play area. The property also benefits from an outside tap and fully fenced side and rear boundaries.

Approximate Size: 1,455 Square Ft.

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

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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'tbc'- On Order

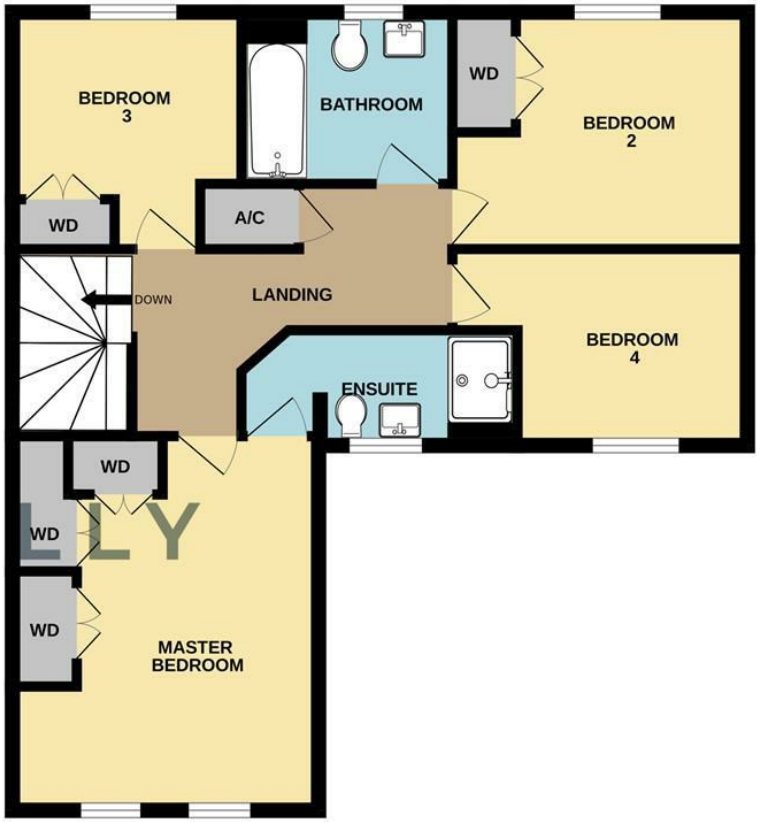
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy 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. 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.

GROUND FLOOR

1ST FLOOR



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Viewing Arrangements:

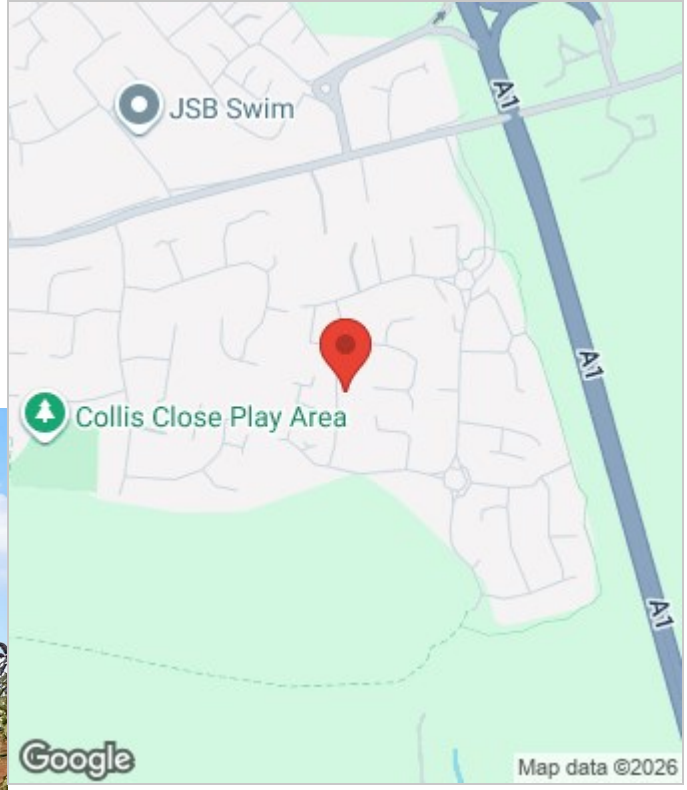
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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